

**PLANNING COMMISSION MEETING  
THURSDAY, FEBRUARY 26, 2026**

**DOCUMENTS RECEIVED AFTER  
PUBLISHED AGENDA**

## **ITEM #2 PH 26-0005**

**Proposed Demolition of an Existing Vacant Office Building and Development of 58 Residential Townhouse-Style Condominium Units Located at 24041 Amador Street, Requiring Approval of a Vesting Tentative Tract Map, Site Plan Review, and Density Bonus, Application No. TM-25-0004.  
Applicant: Kian Malek, City Venture; Owners: Nejasmich-Horn Family Trust, et al**

**PUBLIC COMMENT**

## Alisha Khan

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**From:** BC4AD <bc4adcoalition@gmail.com>  
**Sent:** Saturday, February 21, 2026 10:45 AM  
**To:** CityClerk  
**Subject:** Planning Commision 2/26/26 Item - PH 26-005

**CAUTION:** This is an external email. Do not click on links or open attachments unless you know the content is safe.

Dear Planning Commission,

My name is John, a lifelong Hayward resident who like many of our group members were distraught at the proliferation of ugly architecture. I would like to congratulate City Ventures and their team on such a pleasant project. Our Hayward coalition wholeheartedly supports developments like this.

Too much of our city has been littered with ugly architecture that is brutalist, modernist monstrosities. There should be penalties for architects who design terribly for the public realm.

Ugly and cheap-looking buildings can turn housing-neutral voters into opponents. The fix isn't more design review meetings or process – it's streamlined rules and tools: modernized building codes that make smaller, more varied buildings feasible. Combined with ready-to-use pattern book templates and clear design standards, our city can deliver durable, attractive buildings and greener streetscapes while keeping permitting fast and predictable.

However, there's a missing piece that housing policy still treats like an afterthought: how buildings look, function, and feel. If the last decade's question was: can we build new housing? The next decade's question is what that housing looks like, and how it works? People don't experience "housing policy" in the abstract. They experience it as streets and buildings: what they walk past, what they see from the bus stop, what quietly remakes their neighborhood. Hayward has one opportunity to set the wrongs of decades of bad development. Make housing beautiful and pleasant.

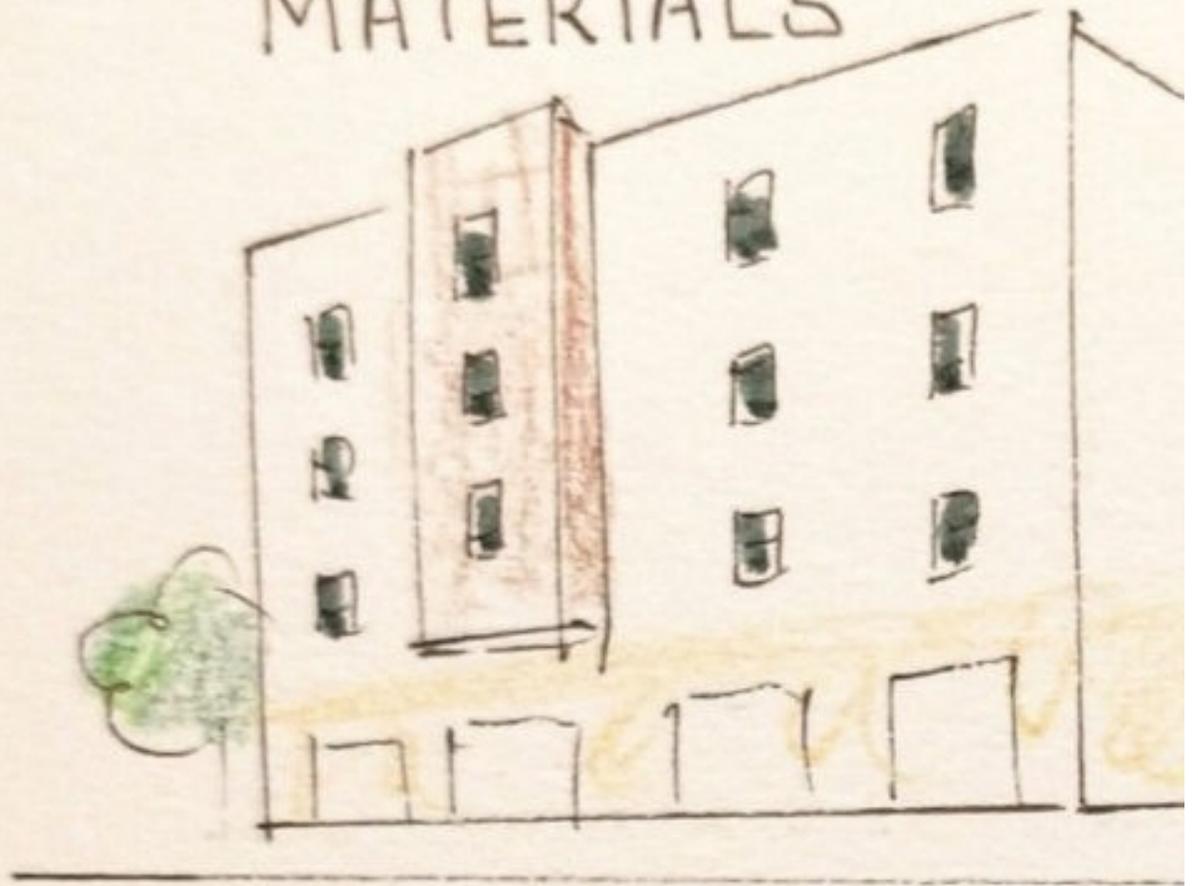
Our current objective design standard paradigm is built on the wrong mental model of how people perceive buildings. It assumes you can "design away" ugliness by chopping a façade into smaller pieces: more stepbacks, pop-outs, jagged rooflines, and plane changes, so the building feels "less big." But contextual-design research shows why this keeps disappointing: people don't evaluate a building the way a zoning diagram does. They evaluate it the way they experience a street, pattern, coherence, and comfort at a glance. When the underlying form and materials feel cheap or incoherent, extra façade break-ups read as fussiness, not beauty, and it often does little to change minds.

The evidence points to a more durable playbook: pattern, materials, and coherence over fragmentation. Public preference shifts most when a building fits its surroundings, has a legible style, shows real craft and durable detail, and sits in a generous streetscape of trees and greenery. Those are cues people can actually read, and they scale from one project to an entire neighborhood without requiring a bespoke design fight every time. That's the future of beautiful housing: streets that feel intentional, green, and coherent, because the rules target what people reliably respond to.

Cities have forced façade complexity into our building codes, which is sold as a shortcut to beauty: add stepbacks, pop-outs, and lots of façade breaks, then the building will feel “better designed.” In practice, the wide variety of façade requirements often does the opposite: the added joints, penetrations, and material transitions lead to higher construction risk, harder waterproofing, and more defect exposure without the resounding public support that would make the trade-off worth it. In a state where housing is already expensive to build, we’re effectively adding cost and fragility in the name of design, without strong evidence that the policy reliably produces buildings people actually like.

Many local Objective Design Standard codes demand heavy articulation and multiple cladding changes. The evidence suggests those moves have limited payoff compared to coherent style, material quality cues, greenery, and visible detail.

# MASSING BREAKS + MATERIALS



# ORNAMENT

Clearly the ornamented building design is more aesthetic & pleasant.

I urge the City of Hayward to adopt a citywide pattern book so that the best designs are encouraged and streamlined.

For decades, “better design” usually meant design review: a meeting, a debate, a negotiation, and often a delay. California has been moving away from that world. In 2019, SB 330 (the Housing Crisis Act) limited cities’ ability to use discretionary approvals to delay or downsize housing, so in effect, aesthetics can’t be a bargaining chip or delay tactic anymore.

If a city wants to shape what gets built, it needs to put its standards in writing, clear, measurable, yes-or-no. That’s the right direction. However, it also creates inequity: cities with money can write thoughtful standards, and cities without money either copy-paste weak templates or skip design policy altogether. The result is uneven quality and an avoidable hit to public confidence in new housing development.

A preemptive pattern book is critical that aesthetically pleasing designs like the one City Ventures is proposing gets developed.

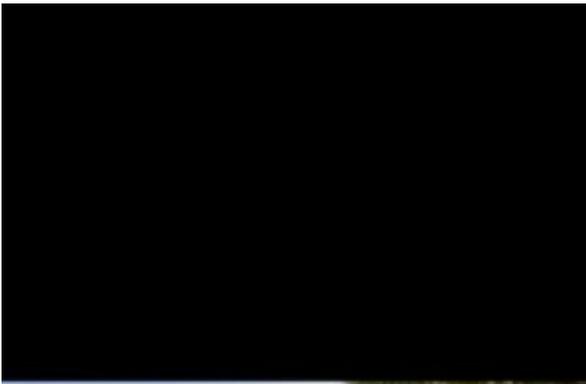
Thankfully, City Ventures has chosen a great design. Personally would’ve loved to see a Victorian, Spanish Colonial, or Mediterranean revival theme.

I would like to plead with City Ventures to incorporate more trees to create even a more robust and lush environment.

Finally, this project represents the great balance for the starter home philosophy. Too many developments are just for renting which is preventing new families from building wealth and sense of purpose.

As an aside, I would urge the City to also encourage starter home development, but the critical component is that it has to be cohesive. Small 1,000sqft Cottage style starter homes if somehow to limit to newly weds to encourage more children. These could help with affordability, and allow people the flexibility to not be forced to only rent.

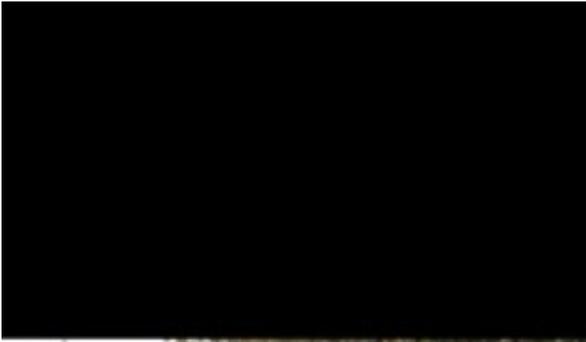
Some examples..



















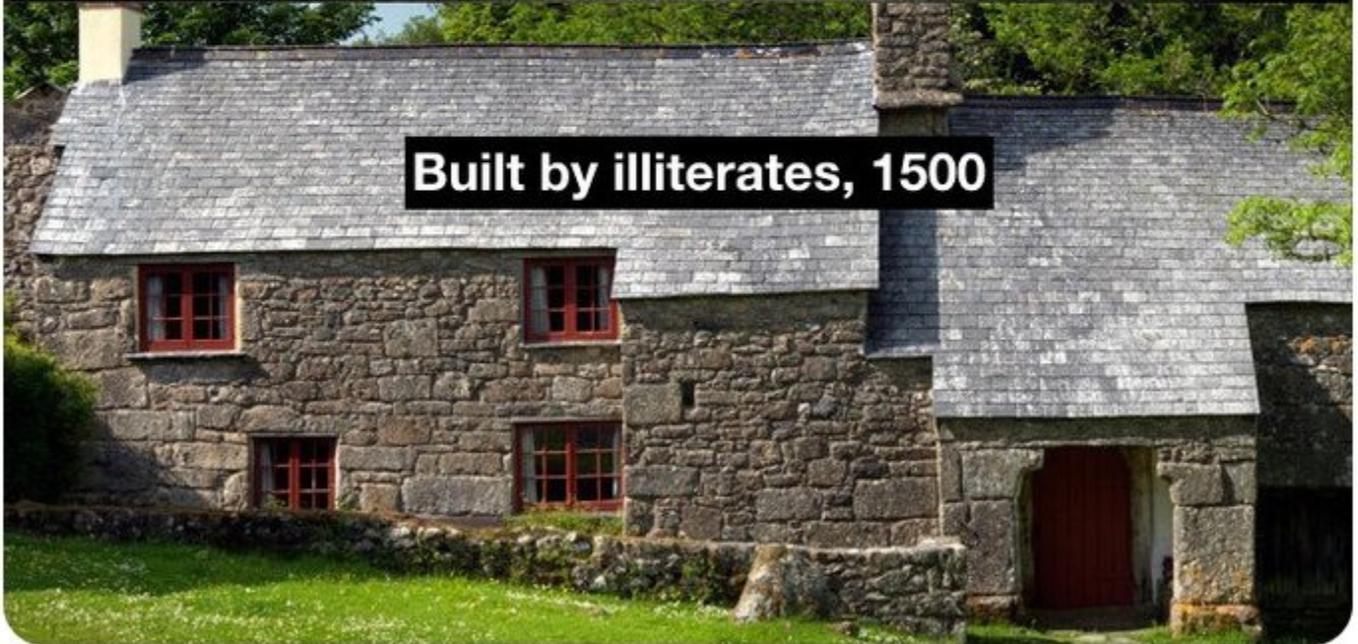






**Architects Against Humanity**

@arch\_crimes



9:06 AM · 16 Mar 22 · [Twitter Web App](#)

Best,  
John





## Alisha Khan

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**From:** BC4AD <bc4adcoalition@gmail.com>  
**Sent:** Sunday, February 22, 2026 6:56 PM  
**To:** CityClerk; Zach Ebadi  
**Subject:** Planning Commission 2/26/26 meeting item PH 26-005  
**Attachments:** Segment 001 of Pattern Book compressed.pdf; 2025\_April\_ObjectiveDesignStds.pdf; 2025-March\_ArchitecturalStylesDesignManual.pdf

**CAUTION:** This is an external email. Do not click on links or open attachments unless you know the content is safe.

Dear Planning Commission,

This is additional information on why we plead and urge the city to adopt a pattern book for development. This has been inspired by City Ventures thoughtful project. We can no longer allow ugly architecture to litter the city.

State law does not prohibit pattern books contrary to what you might have heard. On the contrary, pattern books can help developers design a project and get it approved faster.

State law defines objective standards as those that "*involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal.*" (California Government Code, §65913.4).

Design standards are "objective" if they can be measured, verified, and known by everyone before a project is submitted. In contrast, subjective design guidelines often need interpretation and personal judgment. Reviews based on subjective guidelines can take longer and be less predictable, which is why the State is prohibiting their use for qualifying projects.

Attached are pattern book examples that provide guidance to developers and help protect and guide development with smart planning provisions:

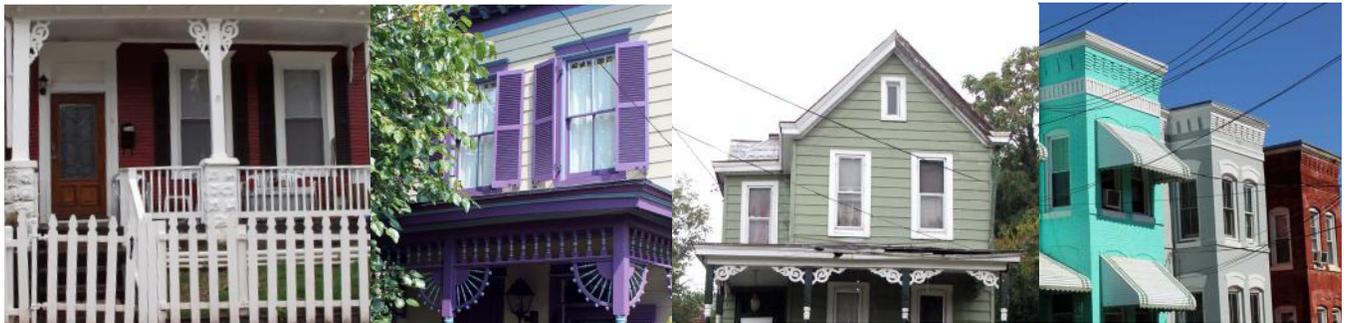
The Objective Design Standards provide standards that address the general form or new structures, but this does not necessarily mean that all proposed new buildings will be compatible with or "fit" with the overall community aesthetic. The Architectural Style Design Manual would accompany the Objective Design Standards and are designed to ensure the architectural style of new buildings would blend harmoniously with existing development.

Again, I urge you to implement this for the City of Hayward. We need smart planning and no more patchwork that disconnects the city from itself.

Best,  
John



# CHASE NEIGHBORHOODS PATTERN BOOK



WITH DESIGN AND DEVELOPMENT GUIDELINES

**PREPARED BY GOODY CLANCY AND EHT TRACERIES**

FEBRUARY 2014

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# OVERVIEW

## WHY A PATTERN BOOK?

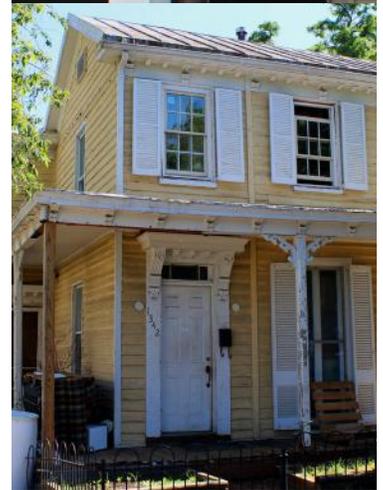
This *Pattern Book* represents one element of a larger effort by the District of Columbia Office of Planning to provide a strong basis for redevelopment within the Congress Heights, Anacostia, and Saint Elizabeths (CHASE) communities. It works in parallel with the *Design Guideline and Maintenance Handbook*, which provides information about typical architectural styles in the area and guidance on maintenance, repair, and replacement issues for existing housing. The *Pattern Book* is based on buildings in the Anacostia Historic District, but it has broad applicability in all the CHASE neighborhoods. It conforms to local zoning, which sets out the legal requirements for development, and it provides additional design guidance to encourage infill that respects existing neighborhood fabric. This document is intended primarily for developers planning to build infill housing on vacant lots, but it may also prove useful for homeowners interested in rehabilitating their homes.

The *Pattern Book* examines three representative building types in historic the CHASE neighborhoods:

- **Building type 1: Rowhouse**
- **Building type 2: Semi-detached**
- **Building type 3: Detached**

For each of these types the *Pattern Book* describes unit characteristics and provides sample floor plans and elevations that illustrate context-sensitive design principles for each type. It also discusses the potential benefits of modular construction for infill development on vacant lots.

The *Pattern Book* focuses on single-family houses and does not include multifamily and mixed-use types. A study of the existing neighborhood fabric found that the three building types described account for the great majority of neighborhood houses. These sample floor plans and elevations are intended to help shape designs for individual sites.





### USING THE PATTERN BOOK

First, identify the neighborhood type and architectural style of the surrounding structures. Second, determine a building type (attached/row house, semi-detached/duplex, detached) for the infill site based on the surrounding neighborhood and street character. Use the site width and parcel location (corner or mid-block) to find a floor plan to adapt for your project. The *Pattern Book* should provide this guidance. For additional assistance, the *Pattern Book* contains a photo guide to the character of front doors, porches, and windows.



As early as possible in the project (ideally before developing conceptual architectural drawings), developers should consult the modular construction section to learn more about this building technique. Developers who decide to explore this time- and money-saving method should plan on early consultation with a modular builder in order to make the process go smoothly and realize its full benefits.

### EXISTING NEIGHBORHOOD PATTERNS

This book describes characteristic housing types in the CHASE communities, and the designs it presents have been tailored to reinforce the neighborhoods' historic urban fabric. The models fit typical lot sizes in the CHASE communities (from short and narrow to long and wide) and serve a variety of household types, from couples to families to multigenerational configurations.



The parameters defining these models grew out of a detailed survey of existing residential buildings and parcel sizes in the CHASE neighborhoods. Survey techniques included GIS geometric analysis and site photography. The survey placed particular emphasis on vacant parcels, as they will likely serve as the primary sites for redevelopment under these guidelines.



# OVERVIEW

# NEIGHBORHOOD PATTERN & HOUSING INVENTORY

## A Detailed Survey Shaped These Model Units

The *Pattern Book's* model units for infill development reinforce the historic urban fabric of the CHASE neighborhoods. The models fit the area's typical lots; can serve many household types; meet zoning requirements; and reflect market demand.

The models grew out of a detailed survey of existing residential buildings and parcel sizes that combined GIS geometric analysis and site photography. The survey documented existing housing patterns and identified vacant parcels that can move quickly into redevelopment.

The map on the facing page suggests how these housing types vary in just one section of Anacostia. The appendix includes map tiles for the full CHASE study area, but the mix shown here is typical.

## Opportunity Sites for Housing

This pattern book provides a range of housing prototypes that respond to different contexts and lot sizes throughout the CHASE neighborhoods. These prototypes can guide redevelopment of nearly 400 vacant and blighted opportunity sites in residential areas, especially in the near term. These opportunity sites vary in size, and different sizes can support different types of new housing construction: 30% could accommodate rowhouses; 31% could support semi-detached houses, and 22% are large enough for detached houses. The remaining 17% of sites could accommodate a range of housing types, from multiple detached houses to groups of semi-detached houses and rowhouses to multifamily structures.

## Existing Housing Types

A GIS inventory using data provided by the District of Columbia's Office of Planning shows that rowhouses are the most common housing type in the CHASE neighborhoods, constituting about 40% of all residential lots in the study area. Detached housing units account for 23% of all lots; semi-detached units account for 19%; and multi-family structures occupy the remaining 18% of residential lots. (Exhibit 1)

Exhibit 1 Existing Housing Types Across The CHASE Neighborhoods

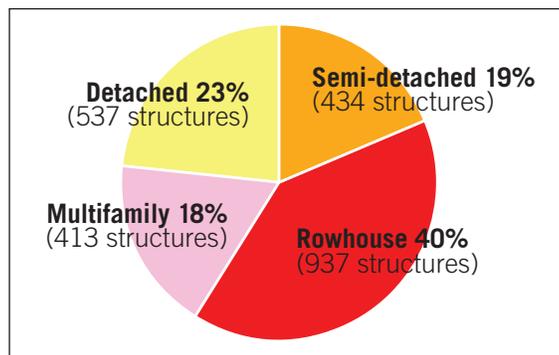
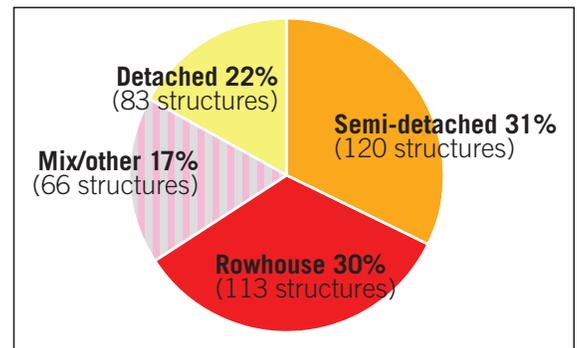
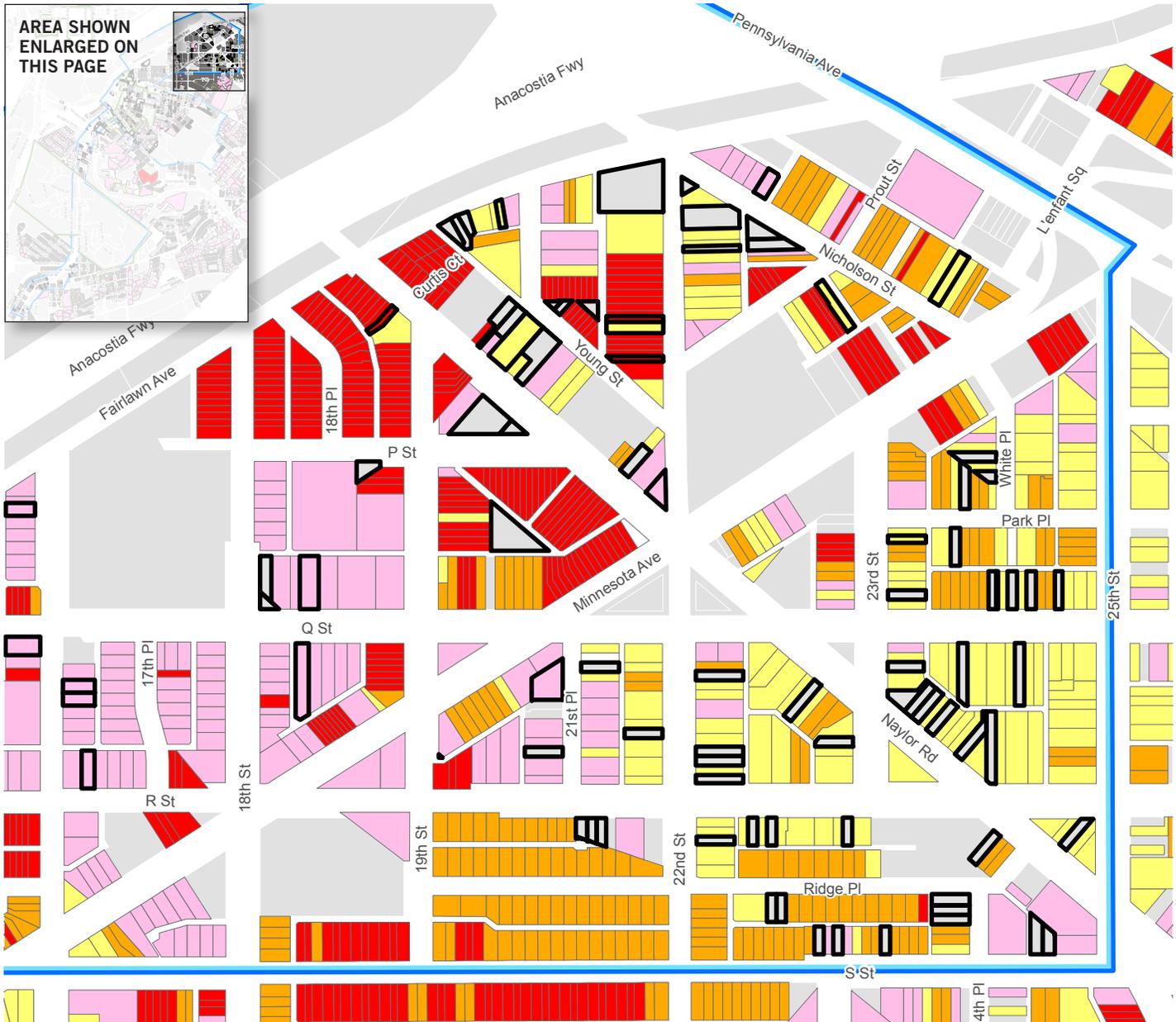
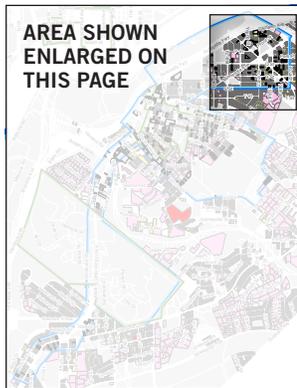


Exhibit 2 Suitable Housing Types Based on the Size of Vacant Parcels



Parcels in the "Mix / other" category are large enough to accommodate many different housing types.



	Detached single-family
	Semi-detached single-family
	Rowhouse
	Multifamily
	Other housing
	CHASE Study Area
	Historic district
	Vacant/blighted property
	Unbuilt residential/other use

*NOTE: "Vacant" sites combines parcels designated vacant in the assessor's database; other unimproved sites potentially eligible for redevelopment; and sites (both exempt and non-exempt) designated vacant by the DC Office of Tax and Revenue (OTR). "Blighted" parcels include sites (both exempt and non-exempt) designated blighted by OTR.*

**A Rich Mix of Housing Types And Lot Sizes**  
 This map of part of the CHASE study area shows a rich and varied mix of existing housing types and lot sizes. Even within a single block, housing can range from detached houses to multifamily buildings. Vacant and blighted sites offer opportunities for development based on the prototypes in this pattern book. (The Appendix contains a complete set of maps for the entire CHASE study area.)



# OVERVIEW

# LOT SIZES & HOUSING TYPES

Analysis of Vacant Lots Yielded House Models Tailored for the CHASE Neighborhoods

This inventory of housing-lot dimensions draws on GIS data provided by the District's Office of Planning. Analyzing the data helped define the typical dimensions of parcels for each housing type, and these dimensions in turn shaped the housing models presented in this *Pattern Book*.

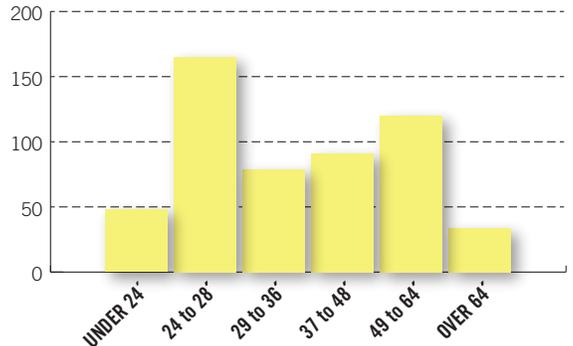
## Lots for Detached Houses

Detached houses in the CHASE neighborhoods typically occupy lots that measure between 24 and 64 feet wide. Within that range, they follow no clear pattern; lot widths vary relatively evenly. Very few lots with detached houses measure less than 80 feet deep, and nearly three-quarters measure more than 100 feet deep (Exhibit 4).

Exhibit 3 Dimensions of Lots With Detached Houses

WIDTH	COUNT	DISTRIBUTION
Under 24'	48	9%
24' to 28'	165	31%
29' to 36'	79	15%
37' to 48'	91	17%
49' to 64'	120	22%
Over 64'	34	6%
DEPTH	COUNT	DISTRIBUTION
under 80'	32	6%
80' to 99'	108	20%
over 99'	397	74%

Exhibit 4 Distribution of Lot Widths



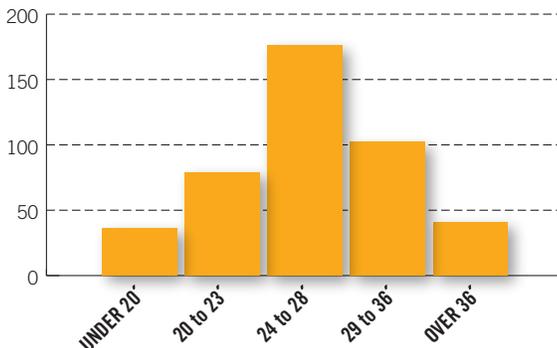
## Lots for Semi-Detached Houses

Most semi-detached houses in the CHASE neighborhoods occupy lots between 20 and 36 feet wide, and most of those widths fall near the center of this range, as Exhibit 6 shows. Lot depths range more evenly, with about half above and half below 100 feet deep.

Exhibit 5 Dimensions of Lots With Semi-Detached Houses

WIDTH	COUNT	DISTRIBUTION
Under 20'	36	8%
20' to 23'	79	18%
24' to 28'	176	41%
29' to 36'	102	24%
Over 36'	41	9%
DEPTH	COUNT	DISTRIBUTION
Under 70'	25	6%
70' to 79'	94	22%
80' to 99'	70	16%
Over 99'	245	56%

Exhibit 6 Distribution of Lot Widths



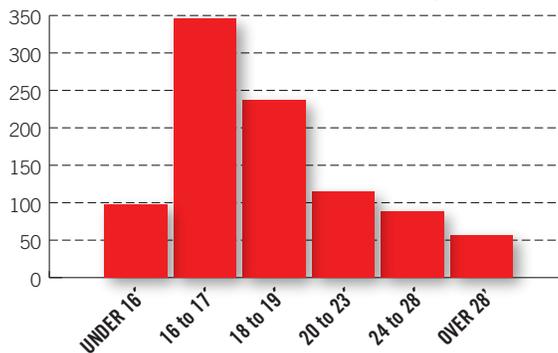
## Lots for Rowhouses

About three-quarters of all rowhouse lots in the CHASE neighborhoods measure less than 20 feet wide, primarily because rowhouses often lack side yards, which means they can occupy narrow lots. About 60% of rowhouse lots measure between 70 and 100 feet deep.

Exhibit 7 Dimensions of Lots With Rowhouses

WIDTH	COUNT	DISTRIBUTION
Under 16'	97	10%
16' to 17'	345	37%
18' to 19'	237	25%
20' to 23'	114	12%
24' to 28'	88	9%
Over 28'	56	6%
DEPTH	COUNT	DISTRIBUTION
Under 70'	70	7%
70' to 79'	193	21%
80' to 99'	381	41%
Over 99'	293	31%

Exhibit 8 Distribution of Lot Widths



# OVERVIEW

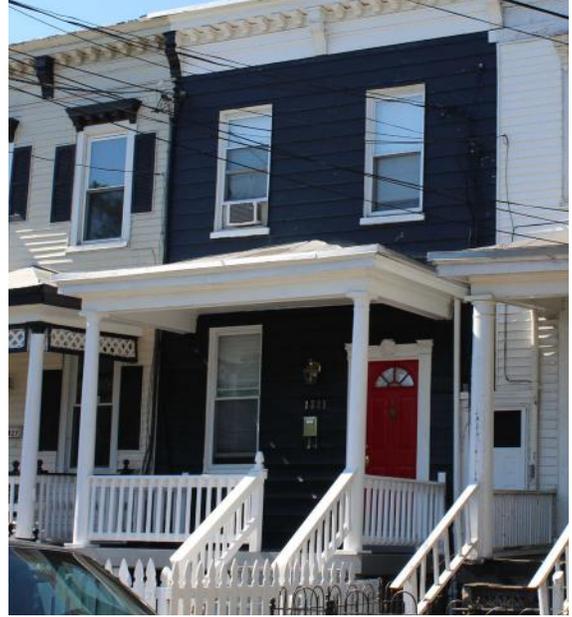
# SUSTAINABLE DESIGN

## Lots for Detached Houses

Sustainable design principles for housing should emphasize the “triple bottom line.” That means they should successfully address social, environmental, and economic needs and issues, including:

- Social
  - > A fair mix of affordable, workforce, and market-rate housing
  - > Universal design
  - > Safe and secure
- Environmental
  - > Resource efficiency
  - > Waste efficiency, meaning producing of minimal amounts of waste during construction and occupancy and maximum reuse or recycling of what is produced
  - > Maximize use of existing materials and infrastructure
- Economic
  - > Cost efficiency over time

Both rehabilitation of existing housing and new construction can reach even aggressive sustainability goals. For example, effective use of skylights can deliver more natural light to the interior of new construction, making these units more energy-efficient than historic prototypes without altering massing or façade composition. The use of skylights are particularly effective for row houses, which frequently share interior walls with adjacent units.



*Rehabilitating an existing home takes advantage of materials already built into the structure (which are often of better quality than their modern replacements would be) and cuts down on construction debris sent to landfills.*



*Skylights can deliver natural sunlight into the interior of a rowhouse, reducing the cost of interior lighting and improving summertime ventilation.*

# ARCHITECTURAL STYLES

TO SAVE RESOURCES BY FACILITATING TWO-SIDED PRINTING,  
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# ARCHITECTURAL STYLES



## Introduction

This section summarizes the major architectural styles found in houses in the Anacostia Historic District, but these styles appear throughout the CHASE neighborhoods. The table on this page notes basic construction patterns (attached, semi-detached, or detached) for each style and identifies the range of dates in which the styles flourished in the neighborhoods.

Uniontown and Griswold’s Addition, the first areas settled in present-day Anacostia, were subdivided in 1854 and 1879, respectively. Establishment of transportation corridors to nearby neighborhoods and across the Anacostia River fueled the area’s growth: a rebuilt and improved Navy Yard Bridge in 1874, a horse-drawn rail line in 1875, and an electrified streetcar line in 1898 all spurred development. As a result, most residential construction in what are now the CHASE neighborhoods took place in the last two decades of the nineteenth century and the

first two of the twentieth.

Consistent with the area’s modest and semi-urban character, the Cottage and Italianate styles enjoyed great popularity. Apart from decorative details, strong formal qualities defined these houses, often repeating across multiple units to create architecturally cohesive blocks. Later styles, like the Queen Anne and Washington Row, tended to appear only in larger and more elaborate houses. Parcels’ sizes and immediate topographical features often dictated decisions about the size and organization of houses.

STYLE	ATTACHED/ ROW	SEMI- DETACHED	DETACHED	APPROXIMATE DATE RANGE
Cottage	x	x	x	1880s-1910s
Italianate Frame	x	x	x	1890s-1900s
Italianate Masonry	x	x	x	1890s-1910s
Villa Subtype			x	1850s-1870s
Washington Row	x	x		1910s-1920s
Queen Anne		x	x	1890s-1900s
American Foursquare			x	1910s-1920s
Craftsman			x	1910s-1920s

# ARCHITECTURAL STYLES

## COTTAGE



## Characteristics

Cottage-style houses rank as the most common housing type in Anacostia. Borrowing from Gothic Revival, Stick, Eastlake, and Folk Victorian influences, Cottage-style frame houses defined the modest, vernacular character of the neighborhood.

### SIZE AND ORGANIZATION

Two stories tall and two or three bays wide, depending on lot and house size.

### ROOF FORM AND DETAIL

Cottage-style houses came in one of three plans:

1. Rectangular plan with front-facing gable
2. Rectangular plan with side-facing gable or mansard, usually with a small, centered gable on the main elevation
3. L-shaped plan with cross gables

Houses also usually featured one- or two-story rear extensions.

### CLADDING

Cottage-style houses usually had clapboard siding. Shingles or board-and-batten siding were sometimes applied for a varied effect.

### PORCH AND DETAILS

One-story porches spanning the entire width of the house were most common. On L-shaped examples, porches wrapped around to meet the recessed bay. Often the sole source of decoration on a building, porches sported a wide variety of detailing, including brackets, spindlework, turned or free classic columns, and railings with square-section, turned, or jigsaw-cut balusters.

### DOORS

Located on end bays, doors usually featured upper transoms. Built of wood, doors featured four to six panels and occasionally incorporated glazing in their upper panels.

### WINDOWS

Evenly spaced and set in rectangular openings, windows generally featured 1/1 or 2/2 glazing patterns. They rarely included ornate hoods or surrounds.

# COTTAGE



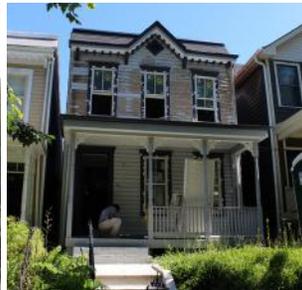
*Layout with front-facing gable*



*Layout with L-shaped plan*



*Layout with side-facing gable, mansard roof, and front-facing center gables*



*Less-common masonry examples*

## What Makes It Cottage Style?

- FRONT-FACING GABLE ROOF
- REGULARLY SPACED 1/1 GLAZING PATTERN FOR WINDOWS
- CLAPBOARD SIDING
- VARIETY OF PORCH DETAILS
- DOOR LOCATED AT END BAY
- 1-STORY PORCH SPANS ENTIRE WIDTH



# ARCHITECTURAL STYLES

## WOOD/MASONRY ITALIANATE



## Characteristics

The Italianate style enjoyed immense popularity in the second half of the nineteenth century. Highly adaptable in form and material, the style produced houses ranging from modest farmhouses to imposing villas to urban rowhouses.

The majority of Italianate-style houses in the Anacostia Historic District are modest, flat-fronted, frame examples, either in row, semi-detached, or detached configurations. The district also features several detached or semi-detached masonry examples.

The oldest Italianate-style houses in Anacostia also tend to be the largest and most ornate. Classified as villas, these houses were free-standing with hipped roofs (sometimes incorporating central gables or cupolas), symmetrical principal elevations, and more elaborate details.

### *Wood-Framed Italianate*

#### SIZE AND ORGANIZATION

Two stories tall and two or three bays wide, depending on lot and house size.

#### ROOF FORM AND DETAIL

Projecting cornices conceal sloped roofs from the principle elevation so that Italianate-style houses appear nearly flat. Cornices—made of wood or sheets of metal—feature decorative brackets, modillions, and dentils. These roofs and cornices often stand out as the most highly articulated feature of a building's principal elevation.

#### CLADDING

Wood-frame Italianate houses usually had clapboard siding. Siding sometimes featured decorative profiles, but the main elevation rarely incorporated more than one material. Stucco, sometimes applied after construction, was not a typical feature.

#### PORCH FORM AND DETAIL

One-story porches most commonly spanned the entire width of the house. Porches rested on masonry piers but were built entirely of wood. Porch detailing included brackets, spindlework, turned or free classic columns, and railings with square-section, turned, or jigsaw-cut balusters.

## WOOD-FRAME ITALIANATE



◀◀ Window configurations range from simple to elaborate (two left images). ◀ Characteristic door configurations (two right images).

### DOORS

Located on end bays generally with transoms. Built of wood, doors featured four to six panels; upper panels occasionally incorporated glazing.

### WINDOWS

Evenly spaced and set in rectangular openings, windows sometimes featured decorative hoods, surrounds, and louvered wood shutters. Sashes generally featured 1/1 or 2/2 glazing patterns.

*Cornices concealed roofs and featured brackets and dentils.*



*Moderately elaborate cornice details*



## What Makes It Wood-Framed Italianate?

PROJECTING CORNICE WITH DECORATIVE BRACKETS

REGULARLY SPACED 1/1 GLAZING PATTERN FOR WINDOWS

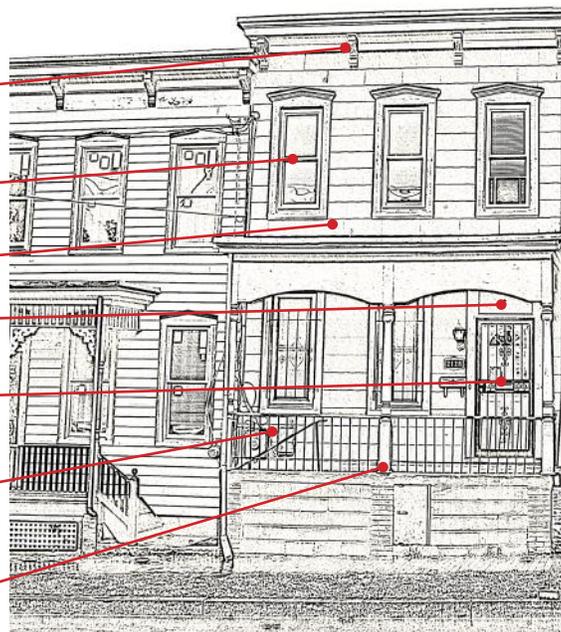
CLAPBOARD SIDING

TRANSOM ABOVE DOOR

DOOR LOCATED ON END BAY

VARIED PORCH DETAILS: BRACKETS, SPINDLES, OTHER DECORATIVE FEATURES

1-STORY PORCH SPANS ENTIRE HOUSE WIDTH



*Detailing on three porches: Turned posts and carved brackets (top); jigsaw-cut balusters (middle); elaborate spoked brackets and spindlework frieze (bottom).*

# ARCHITECTURAL STYLES

## MASONRY ITALIANATE



*Semi-detached houses with projecting bays*



*Attached, flat-fronted houses*

### *Masonry Italianate*

#### **SIZE AND ORGANIZATION**

Two stories tall and usually three bays wide, some houses featured asymmetrically placed, rectangular projecting bays.

#### **ROOF FORM AND DETAIL**

Houses featured sloping roofs concealed behind masonry parapets. Houses without projections featured cornices similar to frame types. Houses with projections had parapets with decoratively corbelled brick.

#### **CLADDING**

Red brick (sometimes painted) laid in running or common bonds.

#### **PORCH AND DETAILS**

Porches on these houses included rounded columns, often with less detail. In some cases, houses featured open, cast-iron stairs that spanned only a single bay.

#### **DOORS**

Doors on these houses looked similar in to their frame counterparts. Houses with projecting bays had doors located in the recessed bay.

#### **WINDOWS**

Arranged singly or in pairs within a single masonry opening, windows often featured segmental arches and decorative hoods formed from beaded or molded brick.

## MASONRY ITALIANATE



Typical window configurations. Paired windows may sit in a single opening with brick detailing above or below



Masonry Italianate houses sometimes featured decorative corbelling at the cornice.



These houses have asymmetrical projecting bays.



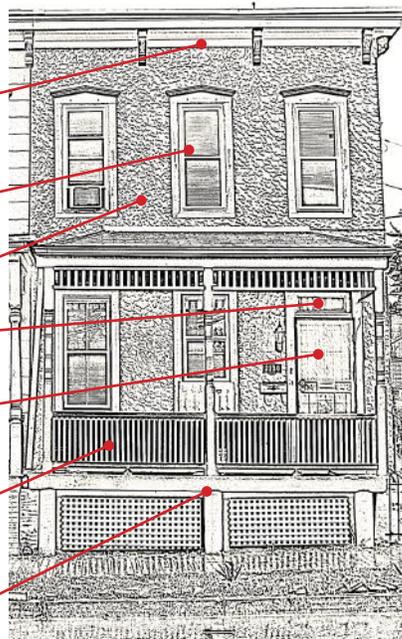
Some masonry Italianate houses retain cast-iron entry stairs that are a single bay wide.



## What Makes It Masonry Italianate?

ASIDE FROM BRICK ON THE EXTEIOR, THIS STYLE CLOSELY RESEMBLES WOOD-FRAMED ITALIANATE. SOME HOUSES HAVE CORBELS AND SOME HAVE A PROJECTING BAY.

- PROJECTING CORNICE WITH DECORATIVE BRACKETS
- REGULARLY SPACED 1/1 GLAZING PATTERN FOR WINDOWS
- MASONRY SIDING
- TRANSOM ABOVE DOOR
- DOOR LOCATED ON END BAY
- VARIED PORCH DETAILS: BRACKETS, SPINDLES, OTHER DECORATIVE FEATURES
- 1-STORY PORCH SPANS ENTIRE HOUSE WIDTH





## Characteristics

Popular in the late nineteenth century, the Queen Anne style eschewed flat surfaces and symmetry and embraced irregular forms with a multitude of decorative details.

### SIZE AND ORGANIZATION

Two stories tall and multiple bays wide, these houses often featured three-sided bay windows. Gabled roofs sometimes incorporated habitable attic spaces.

### ROOF FORM AND DETAIL

Queen Anne-style houses usually featured central hipped roofs with lower cross gables. Nearly always asymmetrical, these roofs also sometimes incorporated towers or dormers.

### CLADDING

Queen Anne houses in Anacostia featured a mix of wood cladding, usually clapboard and shingles.

### PORCH AND DETAILS

Houses most often featured partial or wraparound porches built of wood members, including turned or free classic columns and spindlework.

### DOORS

Doors generally had incised panels and a single, large pane of glass in the upper portion. Sidelights and transoms were common.

### WINDOWS

Windows tended to combine simple decoration with diverse sizing and placement. Common elements included beveled glass, stained glass, and arched and Palladian windows.

## QUEEN ANNE



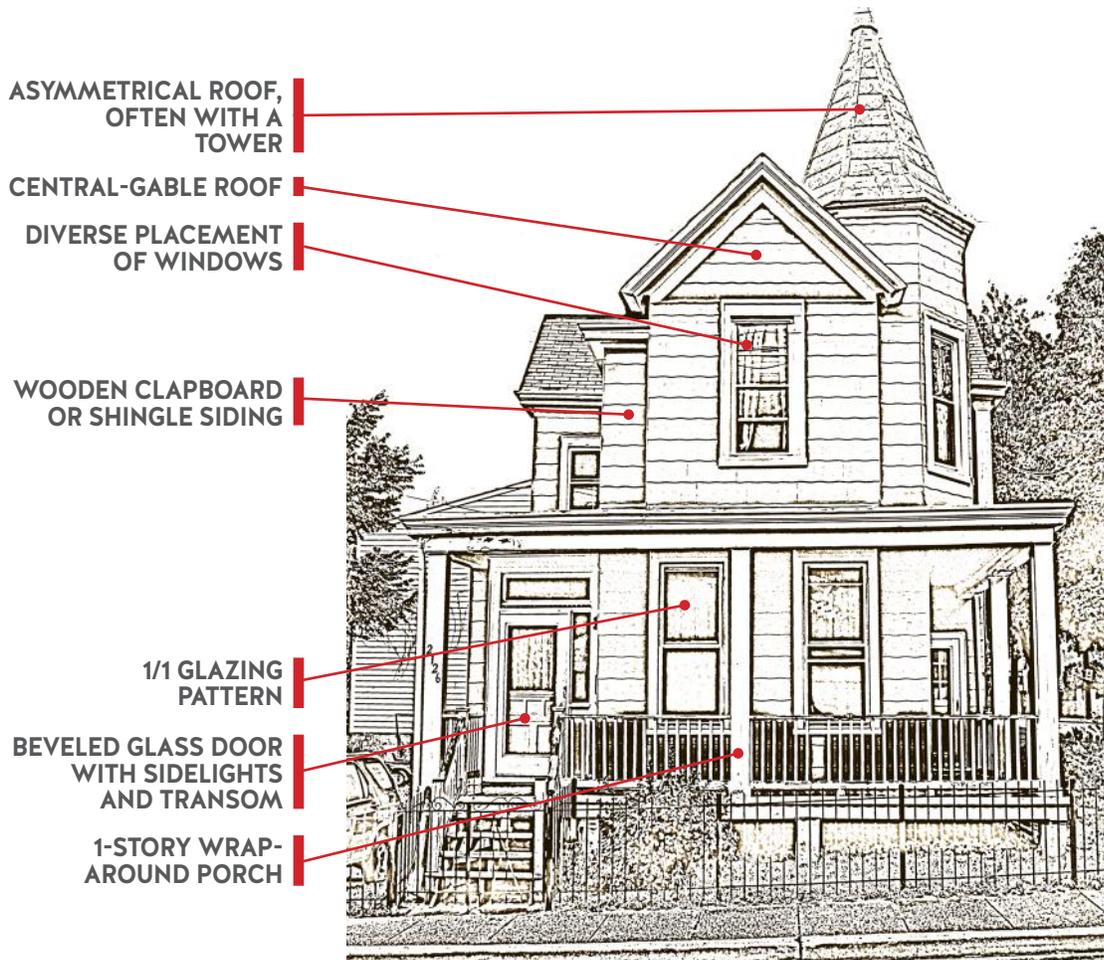
*A rare, semi-detached masonry example*



*Houses usually featured three-sided bays and partial or wraparound porches.*



## What Makes It Queen Anne?



# ARCHITECTURAL STYLES

## WASHINGTON ROW



## Characteristics

A distinctively Washingtonian style, these houses began appearing in many neighborhoods during the early twentieth century. A developer would commonly build several units at once.

### SIZE AND ORGANIZATION

Two stories tall and three bays wide. Dormers, a common feature, were decorative and did not lead to habitable floors.

### ROOF FORM AND DETAIL

Houses featured sloping roofs, often concealed behind false mansards. Mansard roofs featured slate shingles, twin gables, and projecting cornices, sometimes with decorative brackets or dentils.

### CLADDING

Red or brown brick laid in Flemish or common bond.

### PORCH AND DETAILS

One-story porches commonly ran the full width of the house. Unlike those on Italianate houses, these porches sat on masonry foundations and often featured concrete slab flooring. Porches had masonry piers or free classic columns and otherwise spare detail.

### DOORS

Located on end bays and built of wood, doors usually featured glazed transoms and sidelights.

### WINDOWS

Set in rectangular openings, windows had flush lintels and sills. Sashes generally featured 1/1 or 6/1 glazing patterns. Windows only rarely featured shutters.

# WASHINGTON ROW



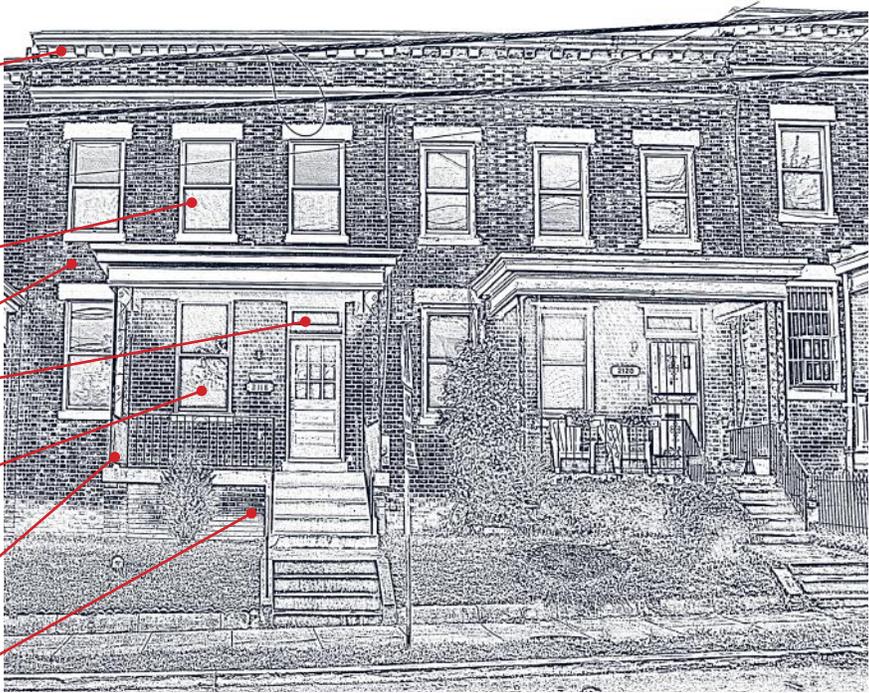
Developers usually built houses of this style in multi-unit rows, creating architecturally continuous blocks.



Projecting cornices with prominent decorative brackets.

## What Makes It Washington Row?

- PROJECTING CORNICE WITH DECORATIVE BRACKETS
- THREE BAYS WIDE
- RED- OR BROWN-BRICK CLADDING
- TRANSOM ABOVE DOOR
- REGULARLY SPACED 1/1 GLAZING PATTERN FOR WINDOWS
- WROUGHT IRON AND FREE CLASSICAL PORCH COLUMNS
- MASONRY PORCH FOUNDATION





## Characteristics

The American Foursquare is generally considered a building type that differs in form, not style, borrowing from diverse influences that include the Craftsman and Colonial or Georgian Revival styles. This very recognizable type appeared throughout the CHASE neighborhoods.

### SIZE AND ORGANIZATION

As the name suggests, houses generally had a 2x2 configuration of rooms. Exteriors were two stories tall and three or four bays wide.

### ROOF FORM AND DETAIL

Roofs were hipped, almost always incorporating dormers on the main elevation.

### CLADDING

Cladding was simple, generally brick, clapboard, or stucco, depending on the house's construction type.

### PORCH AND DETAILS

Porches spanned the entire width of the house and had shallow, hipped roofs. Square or free classic columns rested on squat masonry piers.

### DOORS

Doors were located on end bays, and their appearance varied to match a house's style.

### WINDOWS

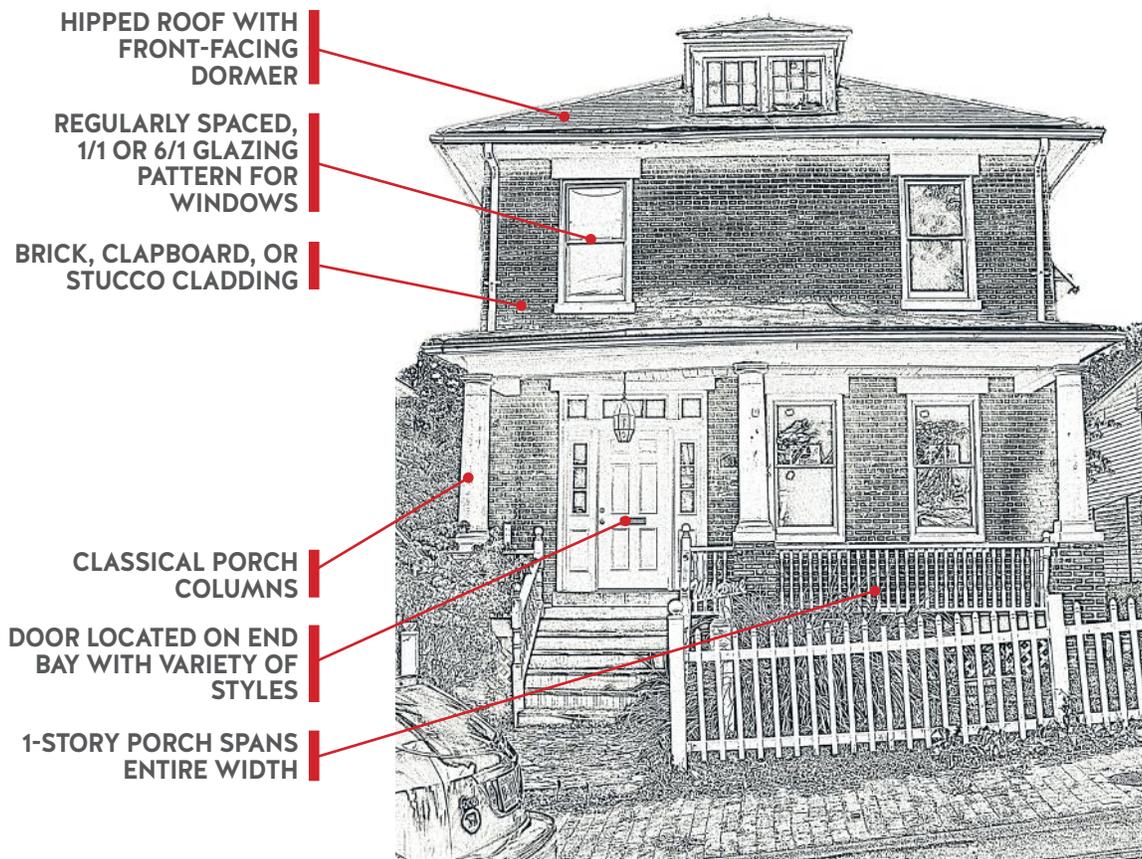
Windows featured simple surrounds and 1/1 or 6/1 glazing configurations. Windows were either arranged singly or in symmetrical pairs.

## AMERICAN FOURSQUARE



*Despite stylistic differences, the strong formal qualities of Foursquare houses distinguish them as a recognizable type.*

## What Makes It American Foursquare?



# ARCHITECTURAL STYLES

## CRAFTSMAN



## Characteristics

Popular in the first decades of the twentieth century, Craftsman-style houses are less common in the CHASE neighborhoods. Although they took a wide variety of forms, the most recognizable was the single-story bungalow.

### SIZE AND ORGANIZATION

One or two stories, often with no clearly defined bays. Craftsman-style houses also tended to have greater front-yard setbacks than their earlier counterparts.

### ROOF FORM AND DETAIL

Usually simple in form, roofs often featured single or cross gables and exposed rafters.

### CLADDING

Wood clapboard and shingles were popular. More than other styles in the neighborhood, Craftsman-style homes mixed masonry and wood cladding.

### PORCH AND DETAILS

Wide, deeply sheltered porches were a defining style characteristic. Porch supports, usually masonry, extended directly to the ground. Porch roofs often simply continued the main roof surface.

### DOORS

Doors were wood with multi-unit glazed openings in the upper portion.

### WINDOWS

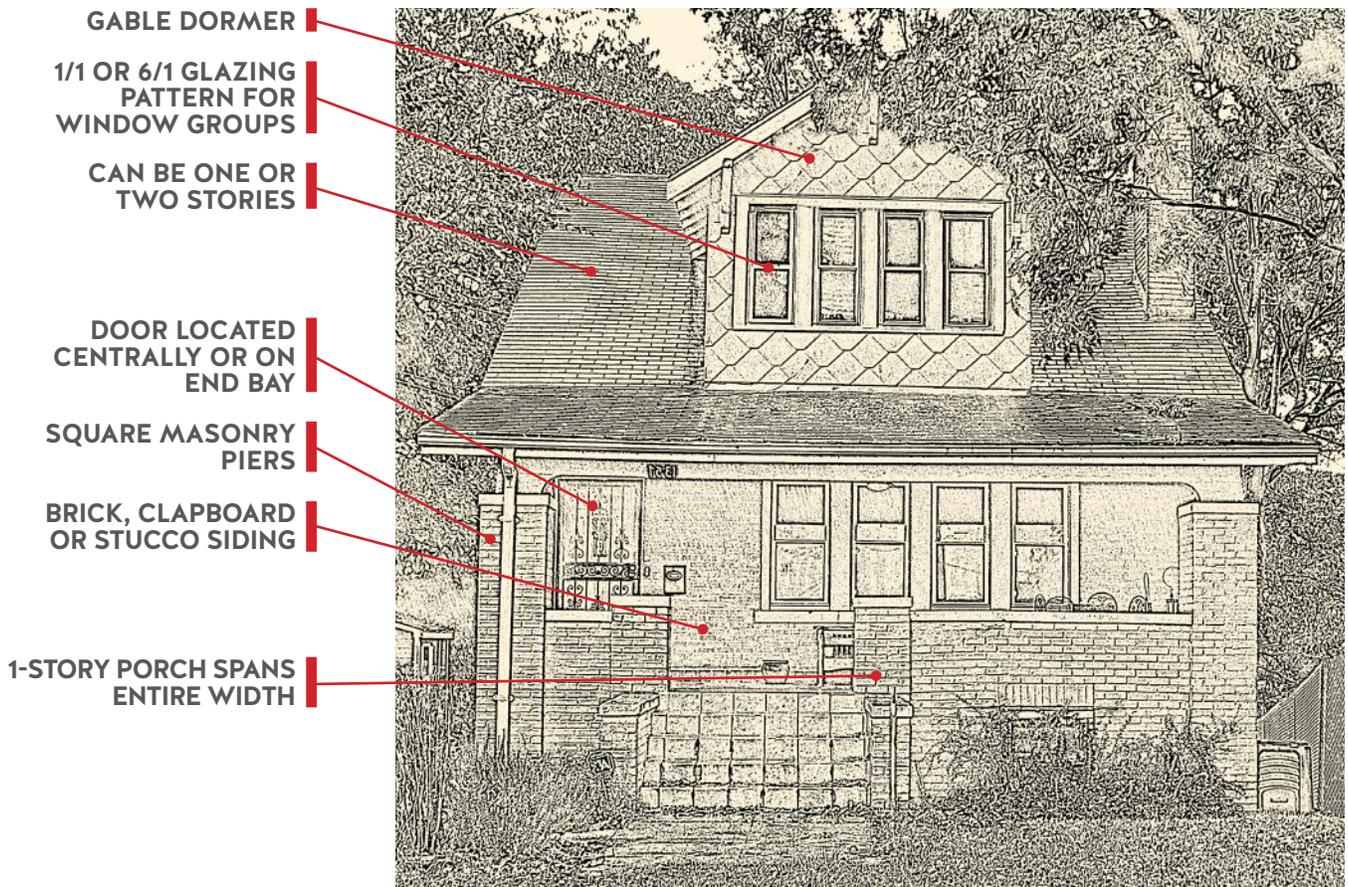
Individual, 1/1 windows often combined in row of multiple units.

## CRAFTSMAN



Relatively few Craftsman-style houses were built in the CHASE neighborhoods.

## What Makes It Craftsman Style?



TO SAVE RESOURCES BY FACILITATING TWO-SIDED PRINTING,  
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# HISTORIC FLOORPLANS

PLANS FOR HISTORIC  
HOUSE TYPES IN THE CHASE  
NEIGHBORHOODS, WITH IDEAS  
FOR WAYS OWNERS CAN UPDATE  
HISTORIC LAYOUTS TO MEET THE  
NEEDS OF TODAY'S HOUSEHOLDS.

# HISTORIC FLOORPLANS

## INTRODUCTION

The design of houses in the Anacostia Historic District depended on many factors: the availability of funds, the size and orientation of each building lot, the method of construction, the lifestyles of the inhabitants, and the period in which a particular house was built. Given the slim footprint of most building sites (some parcels were only fourteen feet wide) and the modest nature of the houses built on them, there existed little variation in the size and orientation of rooms. Most houses were two rooms wide and two deep, with off-center entrances leading directly to stair halls. Public and gathering rooms (living and dining spaces) were placed near the front of the house; kitchens and pantries were placed near the rear; and bedrooms (between two and four, with a single bathroom) were located on the second story. Only in rare cases did houses have occupied basement or attic stories.

## CONFIGURATION AND ILLUMINATION

Many houses were built in rows or semi-detached pairs, limiting the potential for natural light to the front and rear elevations. Even for freestanding buildings, narrow lots and privacy concerns precluded extensive glazing on side elevations. In an era before electricity was common, builders of these houses were forced to give great care to the placement and orientation of rooms. Skylights and glazed transoms often supplemented exterior fenestration and helped light interior corridors. Larger, freestanding houses on more spacious lots were more likely to feature windows on all sides. The distribution of rooms throughout these houses was more organic and more closely tied to the style of the house and orientation of its site rather than to dependence on natural light.

## ADDITIONS AND RECONFIGURATIONS

Small building parcels made expansion difficult. However, where additions were made to existing buildings, they overwhelmingly occurred at the rear. Some houses were originally built with rear ells, named for the L-shaped configuration they gave a building in plan. An ell could be easily added to a house built without one without completely obscuring existing light sources at the rear. Similarly, confined spaces made reconfiguration of rooms uncommon, although most houses have been updated over time to reflect changes in tastes, convenience, and technology.

Note that the floorplans and elevations shown on these pages are prototypical samples, derived from relevant literature and based on the average building and lot size for the most common house styles found in Anacostia. They are not intended as precise or exhaustive representations of houses found in the neighborhood.

## SOURCES

- Beauchamp, Tanya Edwards and Kimberly Prothro Williams. "The Anacostia Historic District." The Historic Society of Washington, D.C., 2007.
- Helwig, Anne H. and Suzanne Ganshinietz. National Register of Historic Places Inventory—Registration Form. "Anacostia Historic District." Department of the Interior, National Park Service, Washington, D.C., March 20, 1978.
- Jennings, Jan and Herbert Gottfried. *American Vernacular Design, 1870-1940*. Ames: Iowa State University Press, 1988.
- Jennings, Jan and Herbert Gottfried. *American Vernacular Interior Architecture, 1870-1940*. New York: Van Nostrand Reinhold Company, 1988.
- McAlester, Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2013.



**COTTAGE**

**FLAT FRONT WITHOUT REAR ELL**

Freestanding

Open gable roof

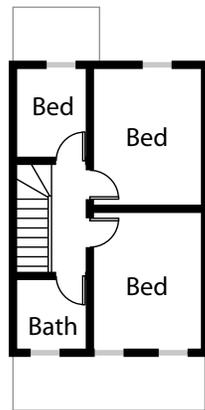
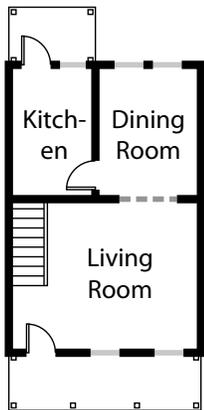
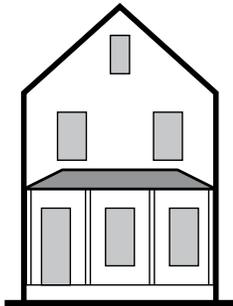
16–20' wide

3 bays

2–3 bedrooms

1 bathroom

full-width porch



**COTTAGE**

**FLAT FRONT WITH REAR ELL**

Freestanding/semi-detached

Mansard roof, usually with center gable

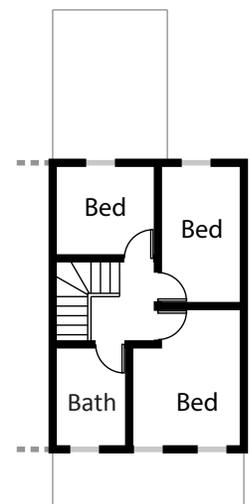
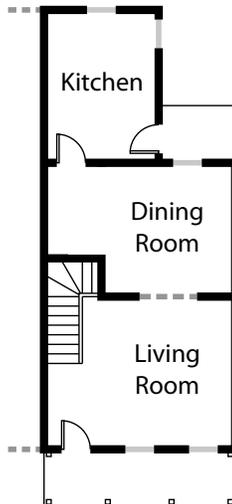
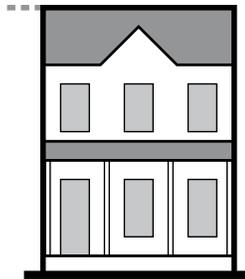
16–20' wide

3 bays

2–3 bedrooms

1 bathroom

full-width porch





## COTTAGE

### GABLED ELL

Freestanding

Intersecting gabled roof

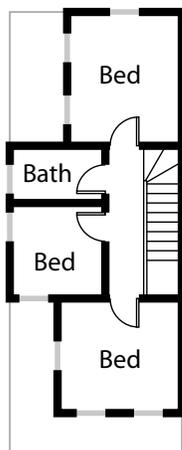
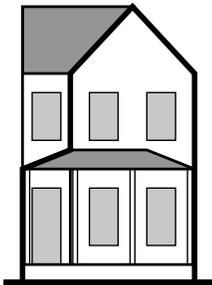
16–20' wide

3 bays

3 bedrooms

1 bathroom

full- or partial-width porch



## ITALIANATE

### WOOD FRAME WITH FLAT FRONT

Row/Semi-detached

Sloping roof behind parapet

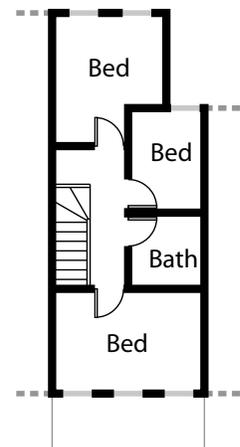
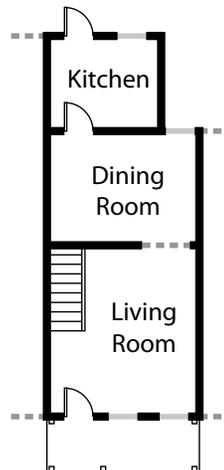
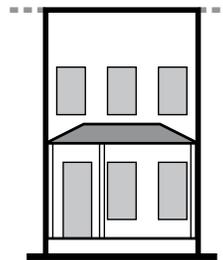
14–18' wide

3 bays

2–3 bedrooms

1 bathroom

Full-width porch





### ITALIANATE

#### ASONRY WITH PROJECTING BAY

Row/Semi-detached

Sloping roof behind parapet

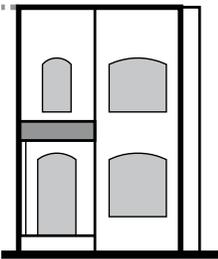
14–18' wide

2 bays

2-3 bedrooms

1 bathroom

Partial-width porch



### WASHINGTON ROW

Row

Mansard roof

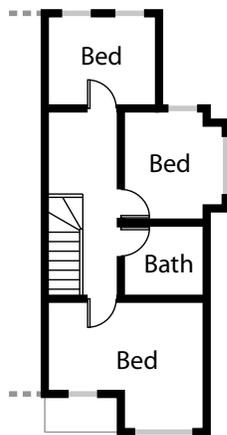
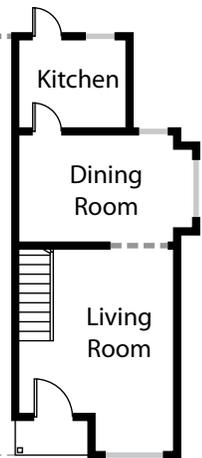
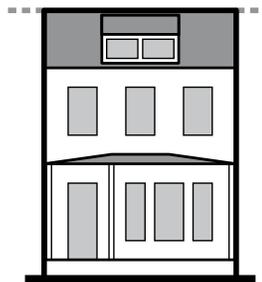
18–22' wide

3 bays

3 bedrooms

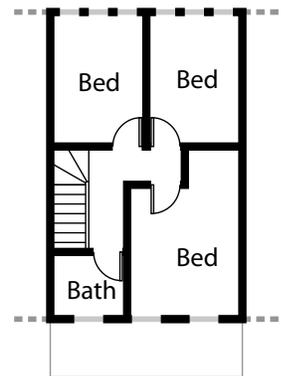
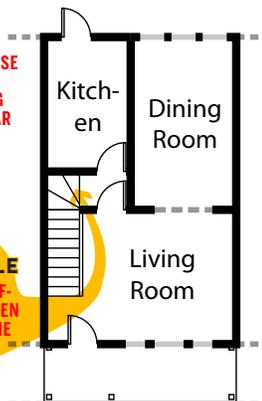
1 bathroom

full-width porch



**REAR ADDITION**  
BEST WAY TO INCREASE LIVING SPACE WITHOUT CUTTING INTO REQUIRED REAR SETBACKS.

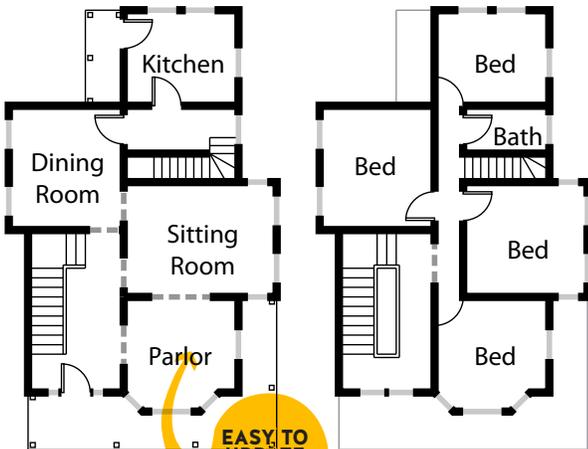
**ADAPTABLE**  
A SMALL HALF-BATH CAN OFTEN FIT UNDER THE STAIRS





### QUEEN ANNE

- Freestanding
- Mixed roof types
- Irregular, asymmetrical form
- 24–32' wide
- 3–4 bedrooms
- 1–2 bathrooms
- Full- or partial-width porch

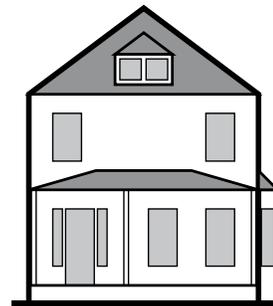


**EASY TO UPDATE**  
 QUEEN ANNE-STYLE HOUSES ARE WELL-LAID OUT TO CREATE A FIRST-FLOOR BEDROOM

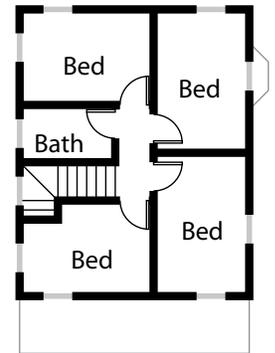
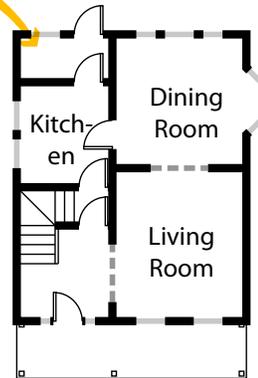


### AMERICAN FOURSQUARE

- Freestanding
- Hipped roof
- 20–22' wide
- 2–3 bays
- 3 bedrooms
- 1–2 bathrooms
- full- or partial-width porch



**OPEN DINING/KITCHEN**  
 AMERICAN FOURSQUARES ADAPT WELL TO A MORE OPEN KITCHEN/DINING ROOM LAYOUT





# BUILDING TYPES



AN OVERVIEW OF COMMON TYPES OF HOUSING, DESIGNED TO HELP DEVELOPERS OF NEW HOUSING UNDERSTAND WHAT WORKS BEST IN THE CHASE NEIGHBORHOODS.

# BUILDING TYPES

# ROWHOUSE



*Skylights can boost energy efficiency by bringing natural light to the interior of long rowhouse units with no side windows*

## Characteristics

Attached single-family units are part of a connected row with shared dividing walls between units. This highly flexible unit type is directly adaptable to fill in lots as narrow as 16' and as wide as 30' across, with depths of at least 80'.

### HEIGHT

Rowhouses are typically two stories tall, although some existing buildings are 28' to 30' tall due to factors such as topography, a raised first floor, or a large floor-to-ceiling dimension. Floor levels for proposed infill houses should always match adjacent units, although the need to create accessibility from the sidewalk may sometimes require a lower first-floor height to accommodate an entrance ramp.

### SETBACKS

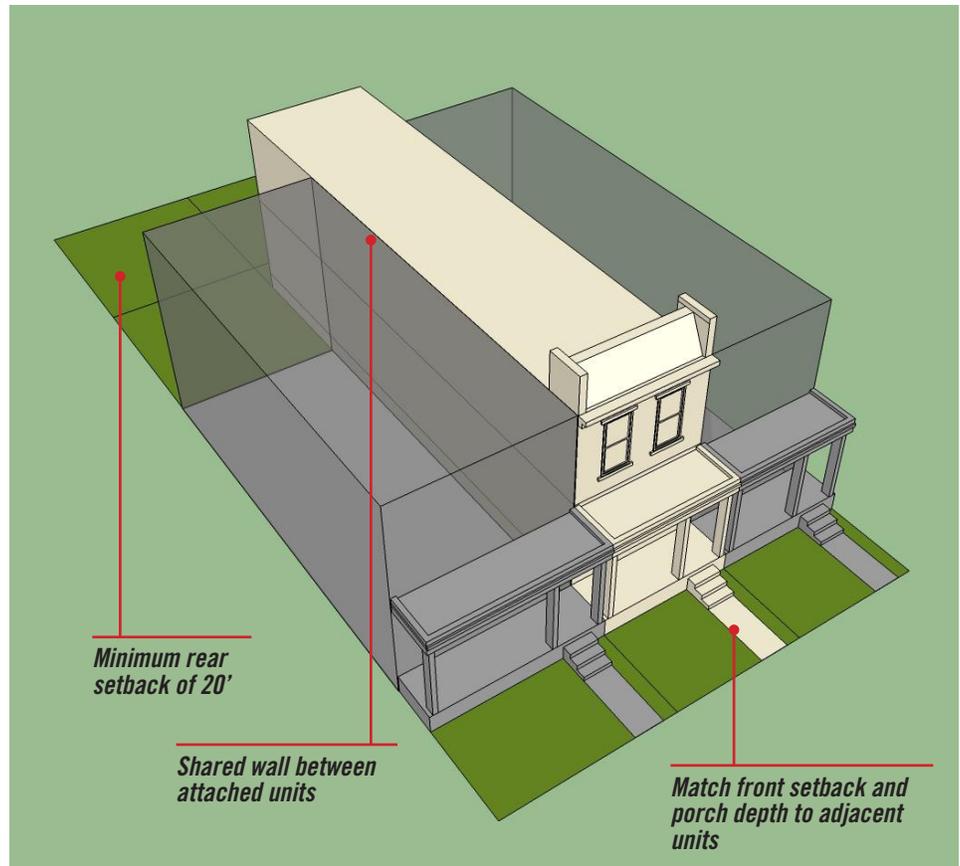
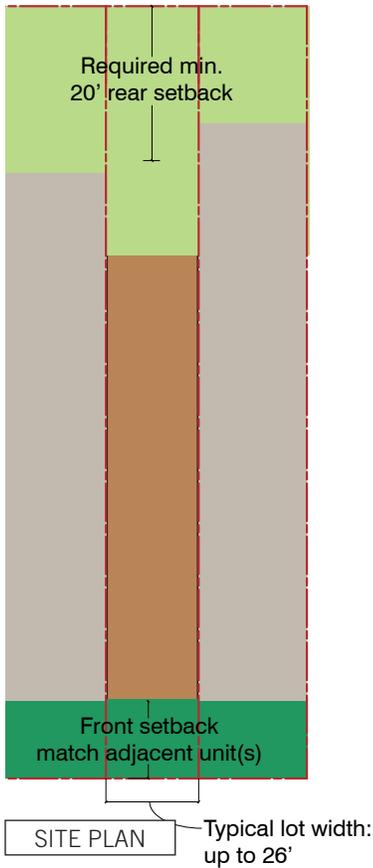
- The front setback on a new unit should fall within the range of existing setbacks on the same side of the street in the block where the building is proposed.

- Existing zoning requires a minimum rear setback of 20' in existing R-2 and R-3 zones.
- Parcels at the end of a row must also have a side setback, which should fall within the range of the front setbacks of adjacent units.

### BUILDING ELEMENTS AND COMPOSITION

Ideally, buildings should maintain compatibility with the overall architecture of the street. The location and composition of doors, windows and porches should reflect the architectural character of the street. On corner units, the front porch should wrap around the structure to address both streets. Acceptable roof forms include flat roofs with parapets, gable roofs, and mansard roofs, depending on the street character. Consider providing roof-accessed terraces for units with flat roofs.<sup>1</sup> Stretches of blank walls without openings should be less than 8' along street-facing facades.

<sup>1</sup> *Roof terraces may not be visible from the street in historic districts.*



## PARKING

Where rear alleys exist, a rowhouse may provide off-street parking behind the building. Where alleys do not exist, parking may be limited to available on-street parking spaces. The front of the building or the front setback should never include parking.

## GREEN DESIGN

- Because rowhouses share side walls in most cases, only the front and back rooms get full natural lighting and ventilation, particularly in houses more than 36' deep. Skylights or light-wells, however, can deliver natural light to the central portion of the house, making new construction more energy-efficient than historic prototypes without altering massing and facade composition.
- The same shared walls that limit interior lighting also greatly improve insulation, making heating and cooling easier and cheaper in a rowhouse than in a semi-detached or fully detached unit.



*Units with flat rooftops can include rooftop terraces with access from the unit, if the terraces are properly concealed.*

# ROWHOUSE

## Typical Layout

A typical three-bed, three-bath unit on a 16- to 19-foot-wide lot is one room wide and ranges from 40' to 60' deep. The first floor contains the living room, the kitchen and dining space, and one bedroom, with two bedrooms located on the second floor. Three-bed units wider than 14' can be converted to accessible units without any need for stair lifts.

### Sample Lot: 16' x 100'

DWELLING UNIT	
Stories	2
Building height	20'–26'
Units	1
Bed/bath	3-bed/3-bath
First floor	1,100 sf
Second floor	900 sf
Total gross area <i>(includes covered porch and patio)</i>	2,000 sf
SETBACKS	
Front setback	Match adjacent unit
Side setbacks	—
Rear setback	20' minimum
LOT COVERAGE	
Lot area	1,600 sf
Ground coverage	1,100 sf
Coverage ratio	68%
NOTES	
> Suitable for modular construction	

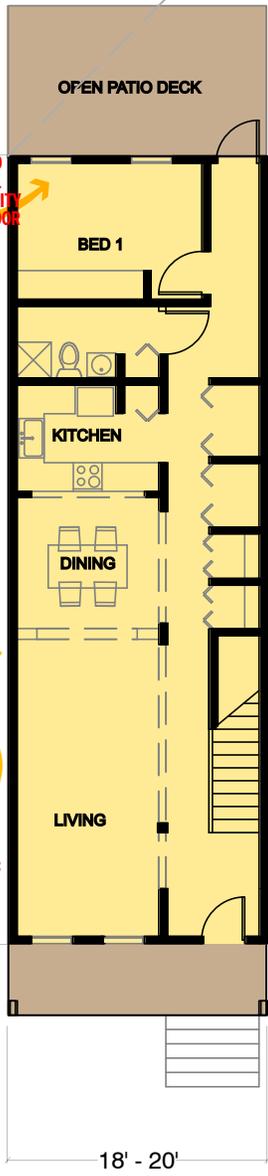


**ROWHOUSE**  
**3 BED+3 BATH**  
**16'-19' wide**  
**(unit and lot)**

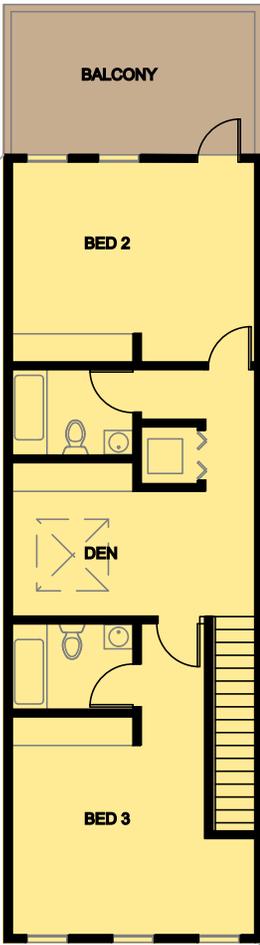
**UNIVERSAL DESIGN**  
 NEW HOUSES SHOULD PROMOTE UNIVERSAL DESIGN AND ACCESSIBILITY BY INCLUDING FIRST-FLOOR BEDROOMS WHERE FEASIBLE.

45' - 60'

**CHARACTER**  
 CONSIDER INCORPORATING ARCHWAY TO HELP DEFINE SPACE AND RELATE TO HISTORIC FEATURES FOND IN EXISTING HOUSES.



FIRST FLOOR



SECOND FLOOR



ELEVATION

# ROWHOUSE

## Typical Layout

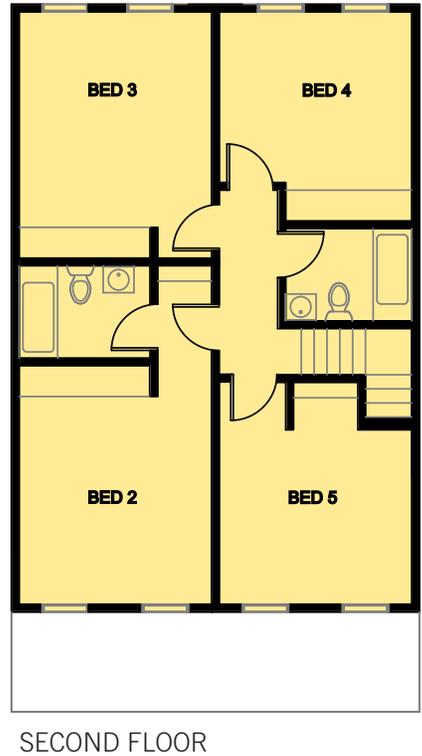
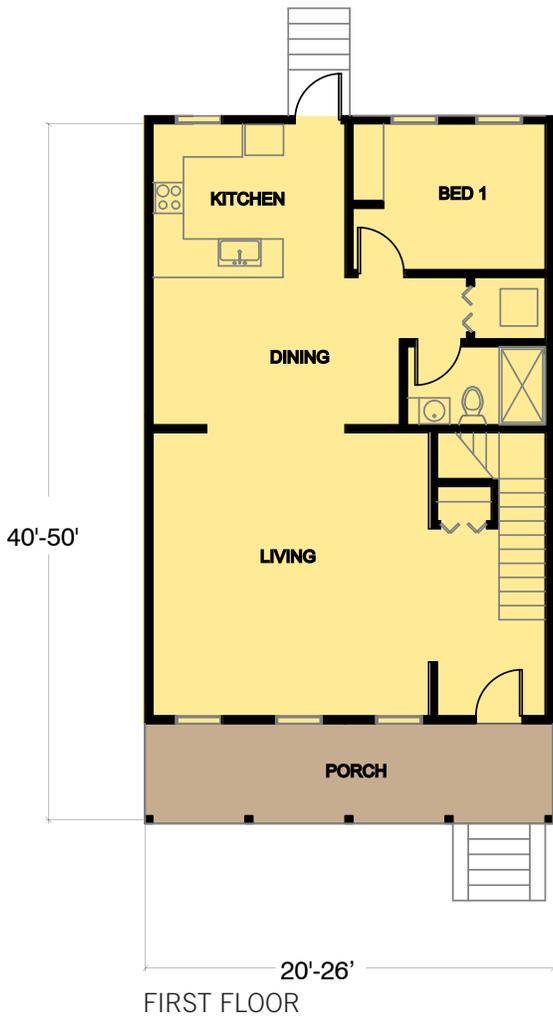
A typical five-bed, two-and-one-half-bath unit on a 20- to 26-foot-wide lot is a single room wide, and ranges from 45' to 55' deep. The first floor contains the living and dining rooms, the kitchen, and one bedroom, with four bedrooms on the second floor. Units wider than 14' can easily be made accessible without the need for stair lifts.

### Sample Lot: 26' x 80'

DWELLING UNIT	
Stories	2
Building height	20'-26'
Units	1
Bed/bath	5-bed/3-bath
First floor	1,200 sf
Second floor	1,050 sf
Total gross area <i>(includes front porch and back patio)</i>	2,250 sf
SETBACKS	
Front setback	Match adjacent unit
Side setbacks	—
Rear setback	20' minimum
LOT COVERAGE	
Lot area	2,080 sf
Ground coverage	1,200 sf
Coverage ratio	58%
NOTES	
> Suitable for modular construction	

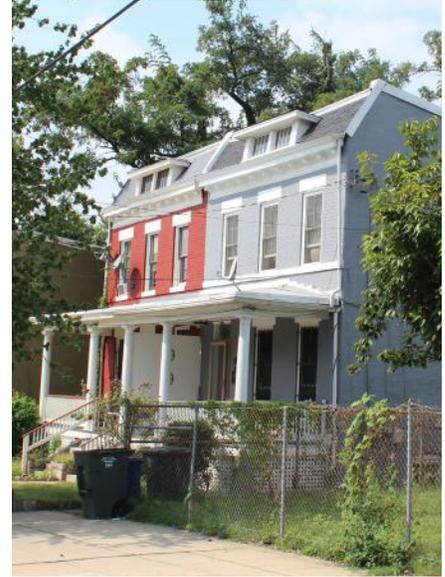


**ROWHOUSE**  
**5 BED+3 BATH**  
**20'-26' wide**  
**(unit and lot)**



# BUILDING TYPES

# SEMI-DETACHED



## Characteristics

Semi-detached single-family units are part of a two-unit, connected structure with a shared dividing wall between units. This highly flexible unit type is directly adaptable to infill lots as narrow as 16' and as wide as 35', with depths of at least 80'.

### HEIGHT

Semi-detached units are typically two stories tall, although some existing units are 28' or 30' tall due to factors such as topography, a raised first floor, or a large floor-to-ceiling dimension. Floor levels for proposed infill houses should always match adjacent units, although the need to create accessibility from the sidewalk may sometimes require a lower first-floor height to accommodate an entrance ramp.

### SETBACKS

- The front setback on a new unit should fall within the range of existing setbacks on the same side of the street in the block where the building is proposed.
- Existing zoning requires a minimum rear setback of 20' in existing R-2 and R-3 zones.
- Parcels at the end of a street must also have a side setback, which should fall within the range of the front setbacks of adjacent units.

### BUILDING ELEMENTS AND COMPOSITION

Design buildings to maintain compatibility with the overall architecture of the street. The location and composition of doors, windows and porches should reflect the architectural character of the street. On corner units, the front porch should wrap around the structure to address both streets. Acceptable roof forms include flat roofs with parapets, gable roofs, and mansard roofs, depending on the street character. Consider

providing rooftop terraces with direct access from the unit for units with flat roofs. Stretches of blank walls without openings should be less than 8' along street-facing facades.

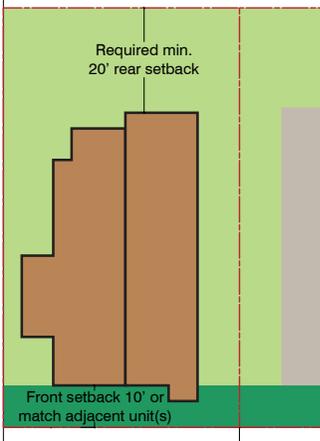
### **PARKING**

Where rear alleys exist, a unit may provide off-street parking behind the building. Where alleys do not exist, parking may rely on available on-street spaces. The front of the unit or the front setback should never include parking.

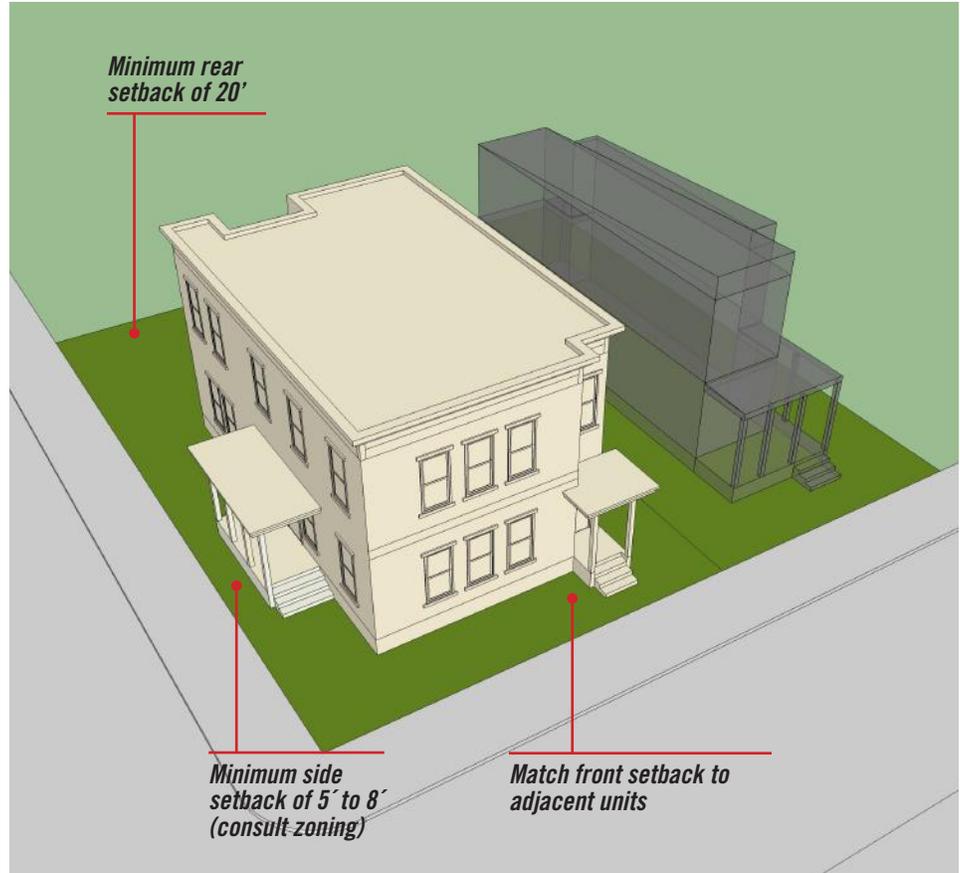


# SEMI-DETACHED CORNER BUILDING (2 UNITS)

SITE PLAN

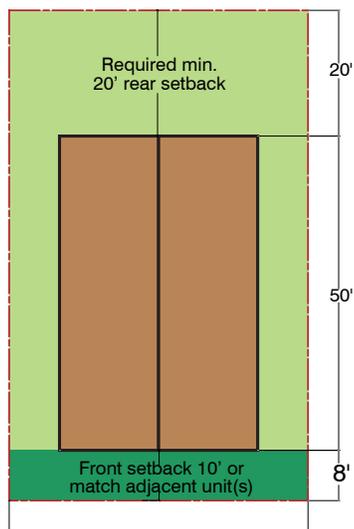


Typical lot-width:  
up to 36'-52'

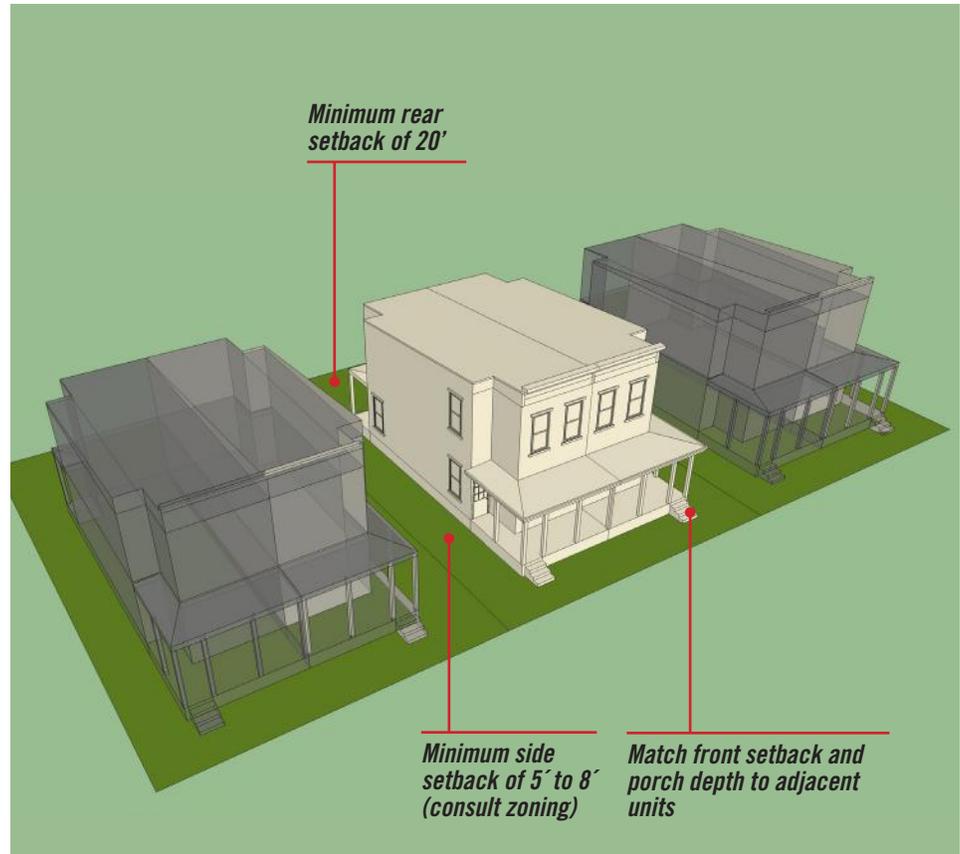


# SEMI-DETACHED MID-BLOCK BUILDING (2 UNITS)

SITE PLAN



Typical lot width: 35'-64'



# SEMI-DETACHED CORNER BUILDING

## (2 UNITS)

### Typical Layout

These two units are designed so a front door faces each street. A typical two-bed/two-bath unit on a 60-foot-wide lot is a single room wide and ranges from 46' to 60' deep. The first floor contains the living room and eat-in kitchen, with two bedrooms located above.

A typical four-bed/three[-bath] unit is two rooms wide. The first floor contains the living and dining/family rooms, kitchen, and one bedroom, with three bedrooms and a loft space on the second floor.



### Sample Lot: 60' × 100'

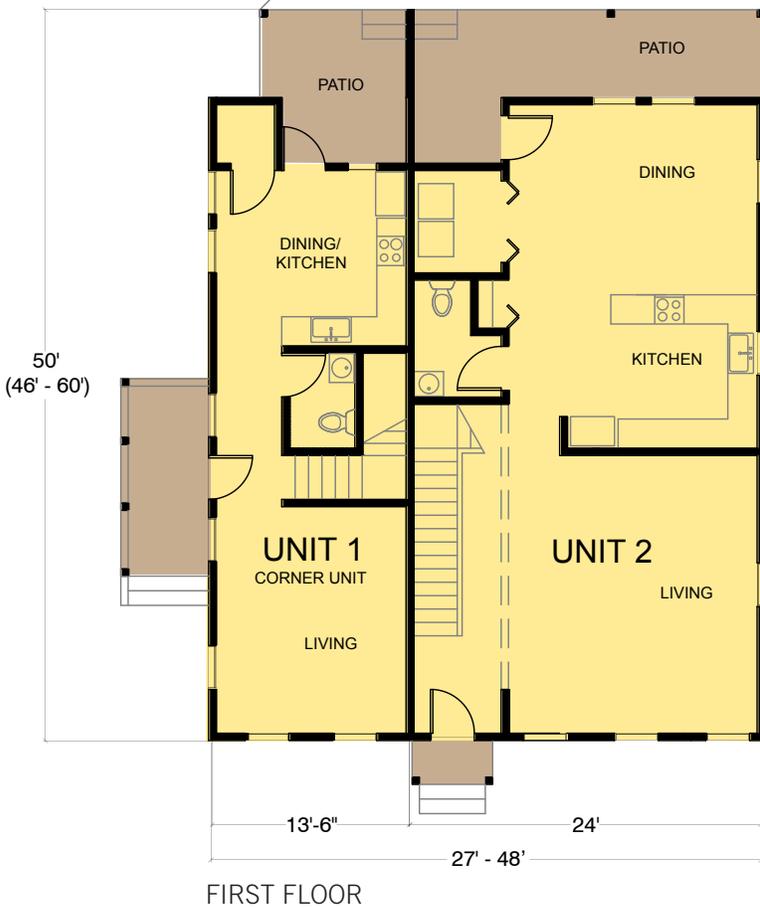
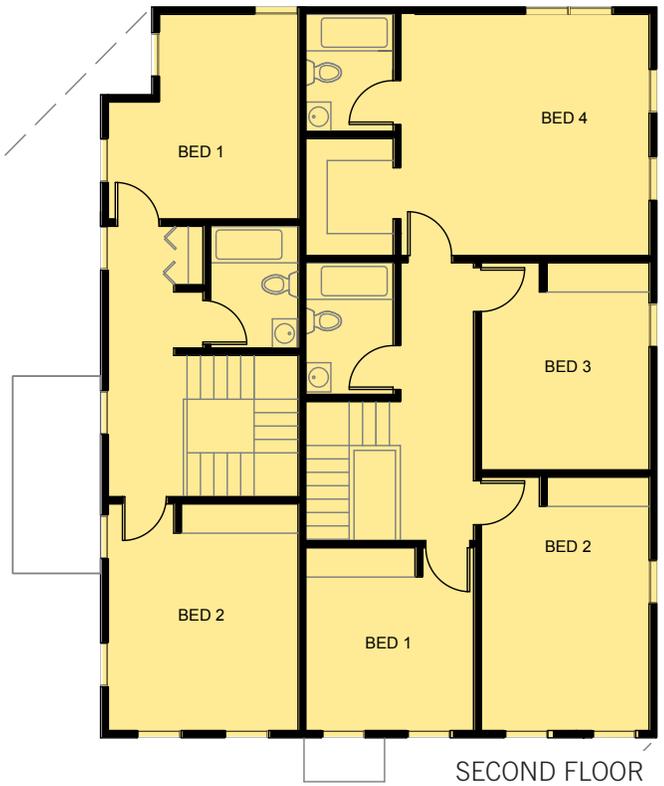
DWELLING UNIT	
Stories	2
Building height	20'–26'
Units	2
<b>Unit 1 (2-bed+2-bath)</b>	
First floor	760 sf
Second floor	670 sf
Total gross area*	1,430 sf
<b>Unit 2 (4-bed+3-bath)</b>	
First floor	1,230 sf
Second floor	1,200 sf
Total gross area*	2,430 sf
* includes front porch and back patios	
SETBACKS	
Front setback	Match adjacent unit
Side setbacks	8' minimum
Rear setback	20' minimum
LOT COVERAGE	
Lot area	6,000 sf
Ground coverage	3,860 sf
Coverage ratio	64%
NOTES	
> Suitable for modular construction	
> Appropriate for R2 and R3 zones	

**SEMI-DETACHED  
CORNER BUILDING  
(2 UNITS)**

**VARIOUS PAIRINGS  
POSSIBLE OF  
2-, 3- AND/OR  
4-BEDROOM UNITS  
(2-3 BATHS EACH)**

**27'-48' WIDE\***

\* Since this unit typically is built in pairs, the width shown spans two units. Each unit has a yard, and together they fill the lot.



# SEMI-DETACHED MID-BLOCK BUILDING (2 UNITS)

## Typical Layout

The front doors of both units face the same street in this mid-block configuration. A typical two-bed/two-bath unit on a 55- to 65-foot-wide lot is one room wide, and ranges from 44' to 52' deep. The first floor contains the living and dining rooms and an eat-in kitchen, with two bedrooms located on the floor above.

A typical four-bed/three-bath unit is two rooms wide. The first floor contains the living and dining/family rooms, a kitchen and one bath, with three bedrooms located on the floor above.

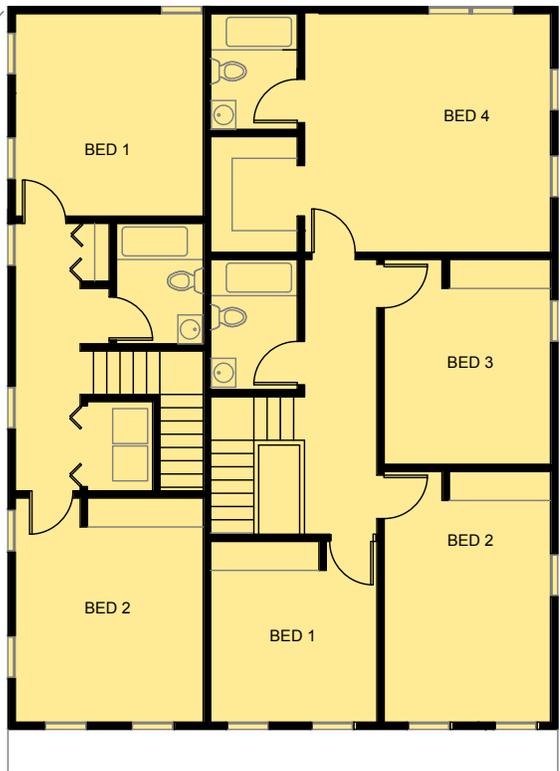


### Sample Lot: 60'100'

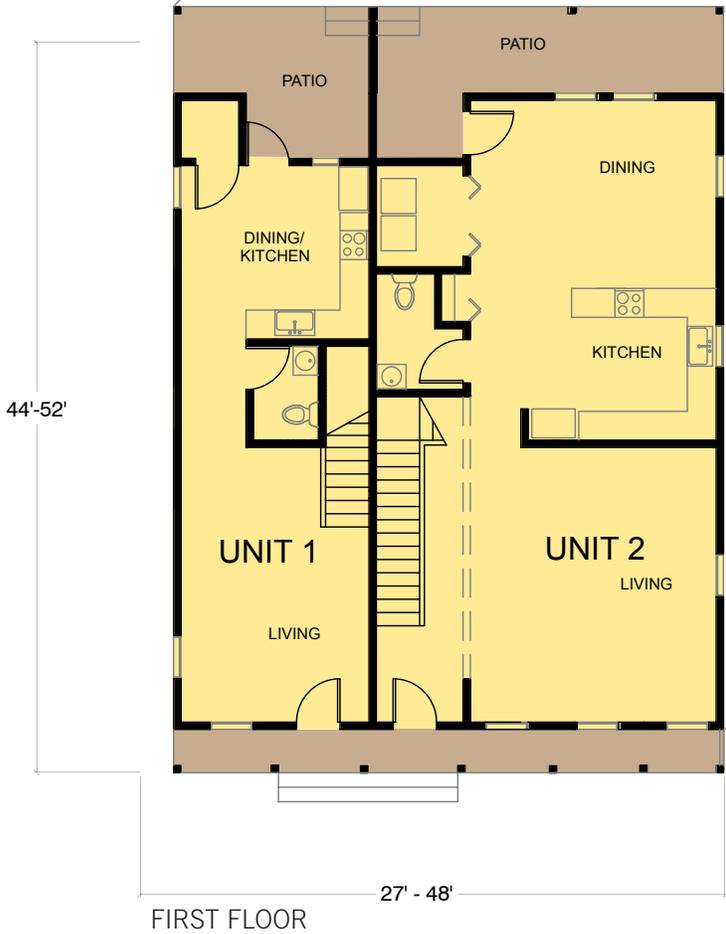
DWELLING UNIT	
Stories	2
Building height	20'-26'
Units	2
<b>Unit 1 (2-bed+2-bath)</b>	
First floor	790 sf
Second floor	640 sf
Total gross area*	1,430 sf
<b>Unit 2 (4-bed+3-bath)</b>	
First floor	1,210 sf
Second floor	1,010 sf
Total gross area*	2,220 sf
<i>* includes front porch and back patios</i>	
SETBACKS	
Front setback	Match adjacent unit
Side setbacks	8' minimum
Rear setback	20' minimum
LOT COVERAGE	
Lot area	6,000 sf
Ground coverage	3,650 sf
Coverage ratio	61%
NOTES	
> Suitable for modular construction	
> Appropriate for R2 and R3 zones	

**SEMI-DETACHED  
MID-BLOCK BUILD-  
INGS (2 UNITS)  
VARIOUS PAIRINGS  
POSSIBLE OF  
2-, 3- AND/OR  
4-BEDROOM UNITS  
(2-3 BATHS EACH)  
27'-48' WIDE\***

\* Since this unit typically is built in pairs, this width is for two. Each unit has a yard, and together they typically fill the lot.



SECOND FLOOR



FIRST FLOOR



ELEVATION

# BUILDING TYPES

# DETACHED



## Characteristics

Free-standing, detached single-family units allow windows on all sides. This highly flexible unit type requires a larger lot; it should measure at least 36' wide and at least 72' deep.

### HEIGHT

Typically one to two stories tall, some existing detached single-family units include a third story within a mansard roof or using dormer windows within a pitched roof. Floor levels for proposed infill houses should always match adjacent units, although the need to create accessibility from the sidewalk may sometimes require a lower first-floor height to accommodate an entrance ramp.

### SETBACKS

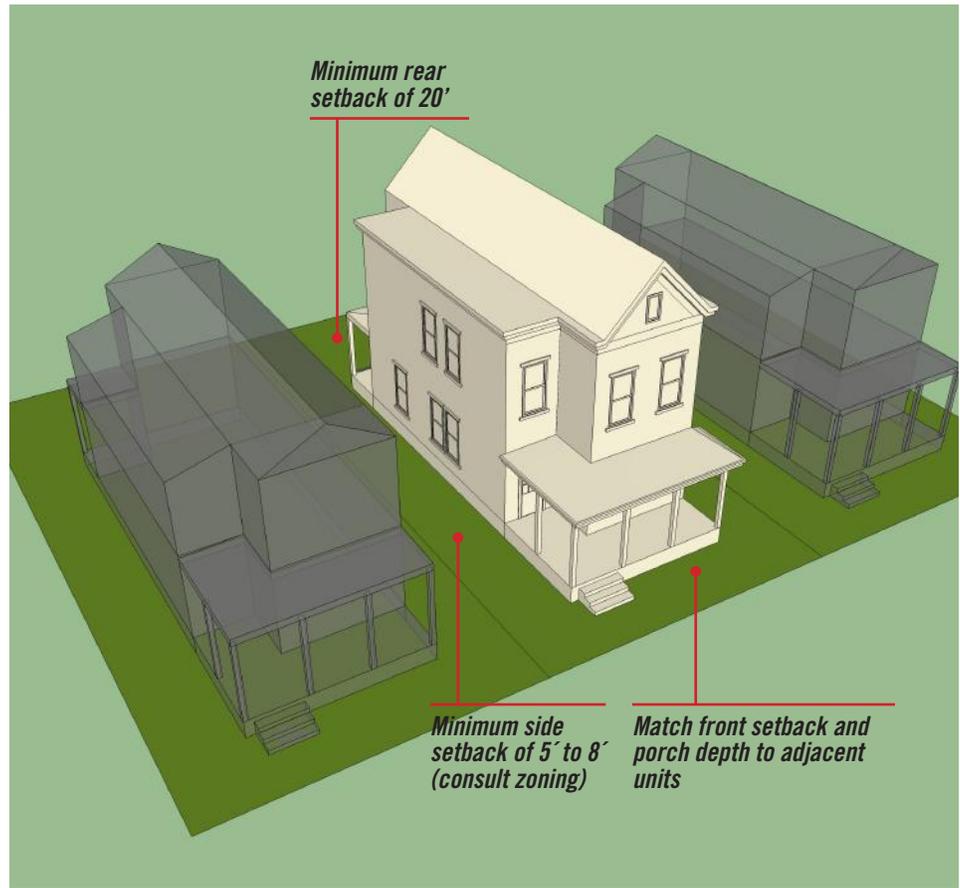
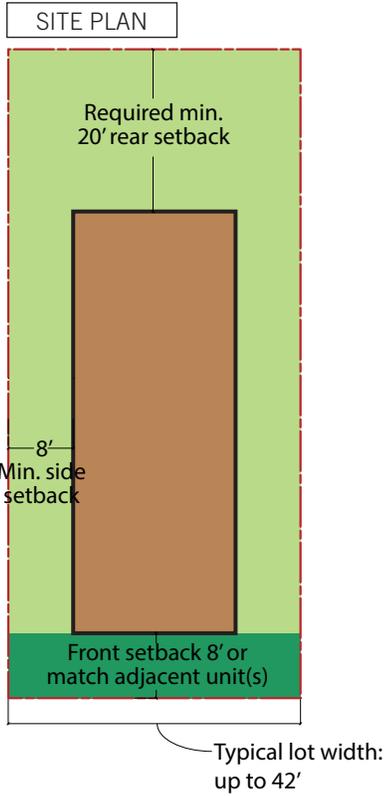
- The front setback on a new unit should fall within the range of existing setbacks on the same side of the street in the block where the building is proposed.
- Existing zoning requires a minimum rear setback of 20' in existing R-2 and R-3 zones.

- Required minimum side setbacks are either 5' or 8', depending on the zoning category that governs the property.

### BUILDING ELEMENTS AND COMPOSITION

Design buildings to maintain compatibility with the overall architecture of the street. The location and composition of doors, windows and porches should reflect the architectural character of the street. On corner units, the front porch should wrap around the structure to address both streets. Acceptable roof forms include flat roofs with parapets, gable roofs, and mansard roofs, depending on the street character. Consider providing roof-accessed terraces for units with flat roofs. Stretches of blank walls without openings should be less than 8' along street-facing facades.

# DETACHED MID-BLOCK UNIT



## PARKING

Where rear alleys exist, a unit may provide off-street parking behind the building. Where alleys do not exist, parking may be limited to available on-street parking spaces.



# DETACHED CORNER UNIT

## Typical Layout

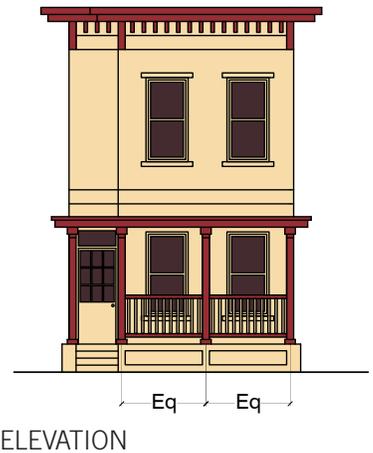
A two-bed, one-and-one-half-bath unit on a 16- to 18-foot-wide lot is a single room wide and ranges from 44' to 52' deep. The first floor contains the living and dining/family rooms and kitchen, with two bedrooms located on the second floor.

### Sample Lot: 16' x 80'

DWELLING UNIT	
Footprint	16'x50'
Stories	2
Building height	20'-24'
Units	1
Bed/bath	2-bed/1.5-bath
First floor	800 sf
Second floor	650 sf
Total gross area <i>(includes covered porch)</i>	1,450 sf
SETBACKS	
Front setback	Match adjacent unit
Side setbacks	8' minimum
Rear setback	20' minimum
LOT COVERAGE	
Lot area	1,280 sf
Ground coverage	800 sf
Coverage ratio	63%
NOTES	
<ul style="list-style-type: none"> <li>&gt; Suitable for modular construction</li> <li>&gt; Appropriate for R2 and R3 zones</li> </ul>	



**DETACHED  
CORNER UNIT**  
**2 BED+1.5 BATH**  
**14'-18' WIDE**



# DETACHED MID-BLOCK UNIT

## Typical Layout

A typical three-bed/two-bath house on a 34- to 42-foot-wide lot is a single room wide and ranges from 44' to 60' deep. The first floor contains the living/dining room, kitchen, and one bedroom, with two bedrooms located above.

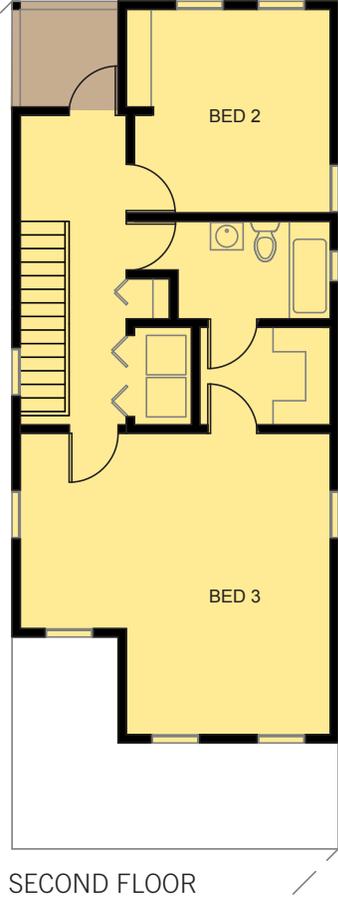
A straight set of stairs connects the two levels.

### Sample Lot: 36' x 80'

DWELLING UNIT	
Footprint	20'x52'
Stories	2
Building height	20'-24'
Units	1
Bed/bath	2-bed/1.5-bath
First floor	1,040 sf
Second floor	860 sf
Total gross area <i>includes front porch and back patio</i>	1,900 sf
SETBACKS	
Front setback	Match adjacent unit
Side setbacks	5'-8' minimum
Rear setback	20' minimum
LOT COVERAGE	
Lot area	2,880 sf
Ground coverage	1,040 sf
Coverage ratio	36%
NOTES	
> Suitable for modular construction	
> Appropriate for R2 and R3 zones	



**DETACHED  
MID-BLOCK UNIT**  
**3 BED+2 BATH**  
**16'-22' WIDE**



# DETACHED MID-BLOCK UNIT

## Typical Layout

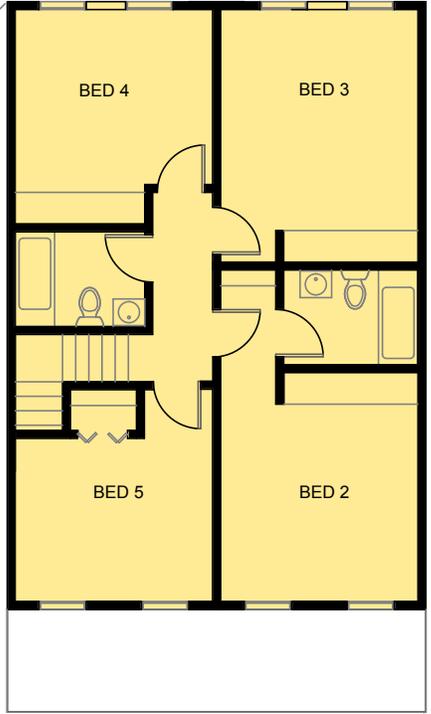
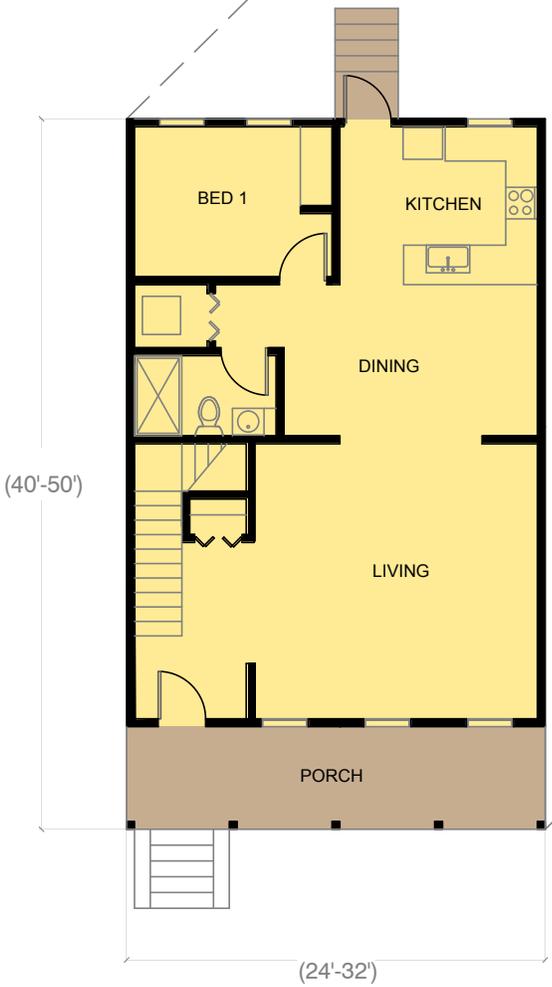
Based on the “American Foursquare” house style, this prototype is a four-bed, three-bath, family unit on a 35- to 45-foot-wide lot. A typical design has four rooms—two rooms wide by two rooms deep—on each floor. The first floor contains the living room, kitchen/dining room, and one bedroom, with three bedrooms and a study on the second floor.

### Sample Lot: 42' x 80'

DWELLING UNIT	
Stories	2
Building height	20'-24'
Units	1
Bed/bath	4-bed/3-bath
First floor	1,200 sf
Second floor	1,000 sf
Total gross area	2,200 sf
<i>** includes front porch, back patio</i>	
SETBACKS	
Front setback	Match adjacent unit
Side setbacks	8' minimum
Rear setback	20' minimum
LOT COVERAGE	
Lot area	3,360 sf
Ground coverage	1,200 sf
Coverage ratio	37%
NOTES	
> Suitable for modular construction	
> Appropriate for R2 and R3 zones	



**DETACHED  
MID-BLOCK UNIT**  
**4 BED+3 BATH**  
**24'-32' WIDE**



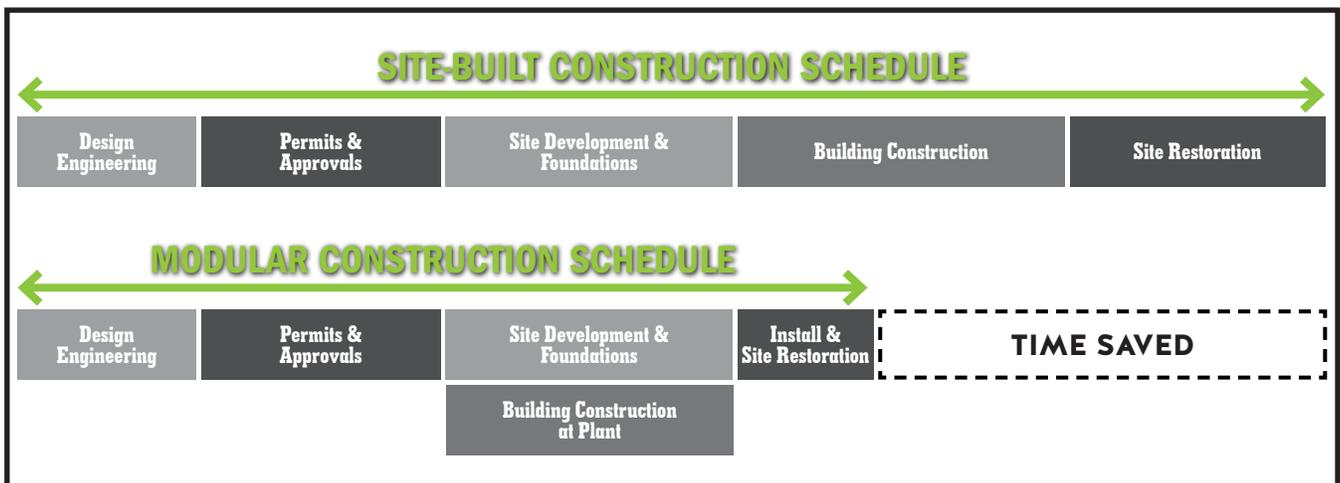
# MODULAR CONSTRUCTION

The CHASE study evaluated modular construction for its ability to increase infill housing development in the CHASE neighborhoods. The potential advantages and disadvantages that the evaluation identified vary, based on project goals and conditions. Anyone pursuing infill development in the CHASE area should consider using modular techniques if it appears that the project could benefit from modular housing's advantages.

## ADVANTAGES

Modular or “factory” construction offers several potential advantages over conventional techniques:

- **Lower costs** resulting from shorter construction time, controlled building conditions, and other factors described below.
- **Time savings.** Weather does not affect factory construction, and site preparation work can take place while modules are being built, shortening total construction time by up to 50% in urban areas. The time savings means houses reach the market faster and would produce visible evidence of change in the CHASE neighborhoods more quickly.
- **Efficiency of scale.** Building multiple houses at once in a factory yields lower per-unit costs than building each house individually on site.
- **Improved sustainability.** Factory construction not only reduces material waste in construction, it produces more tightly sealed buildings. With less air infiltration than site-built houses, modular homes deliver lower energy costs for the people who live in them.
- **Higher-quality structures.** Modular construction must meet or exceed the same local building codes as site-built housing. Construction in a controlled factory environment eliminates weather damage that site-built houses can sustain and improves construction quality. Because each module has its own floor, ceiling, and walls—essentially doubling sound insulation when modules and entire units are connected to each other—modular construction reduces sound transmission in rowhouses and from room to room within a unit.
- **Neighborhood-friendly qualities.** Like traditional site-built housing, modular housing



SOURCE: WWW.MODULAR.ORG

designs can reflect local character. The technique greatly reduces construction-site impacts—including noise, dust, and debris—and module assembly can occur in one day. As noted earlier, a shorter construction schedule produces block-transforming results sooner than traditional methods.

- **Better job-site security.** Factory-built modules can be assembled on-site in a day and secured with plywood over the windows. This greatly reduces the risk and cost of construction-site theft and vandalism.

## DISADVANTAGES

Modular construction may also present some disadvantages:

- **Fewer local jobs.** Modular construction produces fewer local jobs than on-site construction, since much of the work occurs in a factory. Assembly and finishing do require local workers, but they create fewer total jobs. Given the CHASE Action Agenda emphasis on local job creation, this may stand as a significant drawback. Nevertheless, if modular

construction adds housing that otherwise would not exist, it may still represent a strong net advantage for the CHASE neighborhoods in the form of increased housing choice, greater affordability, neighborhood stabilization, new support for local retailers, and other aspects.

- **Learning curve for designers and builders.** Assuring a smooth work flow requires better communication and coordination between the builder, design architect, and trades handling on-site connections (such as mechanical, electrical, and plumbing). This is especially important for those unfamiliar with modular techniques.
- **Financing.** Lenders may know little about modular housing or have misconceptions about its quality. Work with lenders to ensure fair evaluations and sales comps that include traditional site-built houses.
- **Difficulty of delivering completed modules.** The route to each site must be carefully evaluated for feasibility of transporting building modules for installation. Transporting modules will require the developer to obtain permits and apply for traffic restrictions.

### CREATING LOCAL JOBS WITH MODULAR CONSTRUCTION

Other communities have successfully addressed the local-jobs issue. As one example, the Southwest Michigan Builders Association reached a deal with a modular builder to send local residents to train in the builder's factory and learn to install modules on site (SMBA provided transportation and from the factory). The residents who successfully completed the program were hired by local contractors to complete the work and continued as full-time workers with the contractors.

# Technical Considerations for Modular Construction

## CRITICAL DIMENSIONS OF MODULES

- **Width:** A floor width of 15'2" is the most common to maximize area per module (leading to a maximum 16' overall module width, which includes roof overhang). Widths as small as 8' are possible but less efficient.
  - **Height:** An 11'6" height is typical to keep total height of modules being transported by trailer, under 13'6". Heights of up to 13' are possible.
  - **Length:** Up to 70', usually in 2' increments. Consult local regulations for maximum trailer lengths, which is 55' in the District).
  - **Ceiling-to-floor thickness:** Approximately 20" between the bottom of the ceiling of the lower module and surface of the floor in the module above it. Each module has a floor and a ceiling, producing a double thickness where they meet.
- A roof pitch of up to 12/12 can be accommodated with a hinged roof system that allows for transport. Trusses can also be site-built and hoisted into place, often for less than transporting bulky roofs from the factory. Flat roofs are often more expensive and require special attention to waterproofing issues.
  - Siding and flooring can be factory-installed but are typically installed on-site to avoid damage during transport and on-site assembly.
  - Design the module with exterior cladding dimensions in mind (for example, brick and siding dimensions) to simplify finishing.
  - Contain equipment such as plumbing and mechanical in one module to simplify on-site connections between modules.

## DESIGN

- Type V wood-frame construction is most common.
- Within the constraints of the site and the zoning requirements for setbacks, design for the maximum amount of interior floor area in each module to reduce the number of modules needed, which in turn cuts transportation and installation costs.
- Site-built pieces such as porches, stoops, and bay windows can be added to factory-built modules for more design flexibility.
- Room widths greater than the module width can be created using open spans of up to 11' without additional support, or 16' with additional support.
- A finished interior ceiling height of 9' is typical. A 9'6" tray ceiling is also common and is the maximum height possible in a module with a total height of 11'6".

## TRANSPORTATION

- Evaluate the entire route from factory to site to minimize overhead obstructions such as power lines, overpasses, and traffic lights and to determine if streets are wide enough for a truck's turning radius, especially in an urban setting like the CHASE neighborhoods. Module widths may need to be adjusted to account for these limitations.
- Include the costs of permits and the potential added expense of off-hour transport for oversized modules. The District requires a police escort for loads greater than 12' wide or 13'6" tall (height measured on the trailer), and it limits maximum trailer length to 55'.



# APPENDIX



## HOUSING INVENTORY OF THE CHASE NEIGHBORHOODS

2025

# Objective Design Standards



*City of La Cañada Flintridge*

Community Development Department

4/10/2025



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C. Architecture and Articulation. ....	3
D. Building Materials and Colors.....	5
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## Chapter 11.91 Objective Design Standards

**§11.91.001 Purpose.** Recent state housing legislation requires jurisdictions to implement streamlined and ministerial review processes for qualifying housing projects. One requirement is for jurisdictions to replace design guidelines with objective design standards for multifamily residential development, including residential portions of mixed use developments. Objective design standards are numeric and/or quantifiable and can be measured, as opposed to design guidelines, which are subjective and require interpretation. The Objective Design Standards in this chapter provide a clear set of architectural and site design requirements for new multifamily residential development and mixed-use development. These standards provide clear and quantifiable direction to ensure that future development maintains the unique character and quality of design within the City of La Cañada Flintridge, quality materials are used, and building form and scale are appropriate to the site.

### **§11.91.002 Applicability.**

These objective design standards shall apply to new qualifying residential projects, in addition to any and all other standards, regulations, and plans that apply to development in the City. A qualifying project is a Housing Development Project as defined in Gov. Code 65589.5 in zones where the use is principally permitted. Qualifying residential projects shall comply with the objective design standards, and include multi-family housing, residential mixed use projects with at least two-thirds of the square footage designated for residential use, or supportive and transitional housing.

### **§11.91.003 General Requirements.**

New qualifying development shall comply with the objective design standards in this section. Some objective design standards apply only to commercial portions of mixed use developments (indicated by “mixed use”), while others apply to residential and mixed use developments (indicated by “all”).

#### **A. Building Placement and Orientation.**

1. Mixed Use: Tenant spaces and/or buildings are connected to each other by public sidewalks, pedestrian pathways and promenades, courtyards, plazas, or similar features, and are not separated by parking areas.
2. All: Each building entrance, parking area, private and public open space, and pedestrian facility includes one (1) or more of the following features in a manner that preserves and does not obstruct the view into the area:
  - a. Landscaping
  - b. Outdoor furniture
  - c. Enhanced pavement
  - d. Recessed entry
  - e. Decorative lighting
  - f. Public art
  - g. Other similar amenities
3. All: Buildings within thirty (30) feet of a public street right of way have at least one (1) primary entrance that faces a public street or that is directly accessed by a sidewalk or



plaza within twenty (20) feet of the primary entrance. Corner buildings have corner entrances except where not possible. Every building has at least one (1) entrance that does not require passage through a parking lot or garage to gain access.

- 4. No buildings abutting a single-family zone have rooftop terraces and decks.

**B. Building Form and Massing.**

- 1. Mixed Use: Ground floor façades for nonresidential uses are designed with one or more structural bays. The maximum width of each bay is between twenty five (25) and fifty (50) feet. At least one entrance is provided for each shopfront bay.
- 2. All: For facades over thirty (30) feet in length, no more than seventy five percent (75%) of the facade shares the same plane.
- 3. All: A minimum three-foot (3') offset is required for any wall plane that exceeds thirty feet (30') in length.
- 4. All: Blank walls (facades without doors, windows, landscaping treatments) are not more than thirty (30) feet in length along sidewalks, pedestrian walks, or publicly accessible outdoor space areas.
- 5. All: There are not more than seven (7) repeated structural bays or other major elements.
- 6. Mixed Use: Storefronts are articulated within the rhythm of fifteen (15) to twenty five (25) foot modules.

**C. Architecture and Articulation.**

The objective design standards required by this subsection are considered minimum standards. Refer to the *City of La Cañada Flintridge Architectural Styles Design Manual* for articulation and decorative features or elements and amenities that apply to the particular architectural style chosen for the development.

- 1. All: Building are in the following architectural styles, dependent on size (see Table 11.5.14-1), in terms of materials, colors, forms, and details.

Table 11.5.14-1. Architectural Style

Architectural Style	Structures less than 35,000 Square Feet	Structures 35,000 Square Feet or Great
Spanish Colonial Revival	✓	✓
Mediterranean/Italian Renaissance	✓	✓
Monterey Period Revival	✓	
Craftsman	✓	
Tudor	✓	
Colonial Revival	✓	✓
Cape Cod	✓	✓

\* See the City of La Cañada Flintridge Architectural Design Manual for specific information.

- 2. All: Building facades include at least three (3) features and elements, to create openings, reveals, shadow lines, articulation of edges and surface breaks. Features and elements



must occupy a minimum of five percent (5%) of the building's facade. Features and elements include, but are not limited to, the following list.

- a. Pilasters
  - b. Eave treatments
  - c. Alcoves
  - d. Sconces and decorative lighting
  - e. Wall fountains
  - f. Decorative tiles
  - g. Structural bays
  - h. Transoms
  - i. Awnings (segmented)
  - j. Detailed bulkhead treatment
  - k. Cornices and moldings
  - l. Balconies
  - m. Decorative grillwork
  - n. Roof modulation
  - o. Other features and elements determined by the Director to be similar and consistent with the Architectural Styles Design Manual.
3. Mixed Use: A minimum of sixty percent (60%) of the first story street-facing commercial portion of the building façade between two (2) and eight (8) feet in height is comprised of clear windows that allow views of indoor space or product display areas.
4. All: Sites have the following number of amenities as provided in subsection (e) below, based on the size of the development.
- a. One (1) amenities for sites between 10,000 sf and 20,000 sf.
  - b. Two (2) amenities for sites between 20,000 sf and 30,000 sf.
  - c. Three (3) amenities for sites between 30,000 sf and an acre.
  - d. Four (4) amenities for sites greater than an acre.
  - e. Amenities:
    - i. Trellises
    - ii. Arbors
    - iii. Benches
    - iv. Tables and chairs
    - v. Planters
    - vi. Fountains



- vii. Small water bodies
  - viii. Sculpture
  - ix. Sculptural lighting
  - x. Murals
  - xi. Other amenities determined by the Director to be similar and consistent with the Architectural Styles Design Manual.
- 5. All: Ends of parapet walls are not visible.
  - 6. All: When stepped or gabled, visible ends of parapet walls are not more than four (4) times taller than the width of the wall section, but not less than one (1) foot thick.
  - 7. All: Windows are recessed not less than two (2) inches or project less than one (1) foot from the façade plane to create texture and shadow lines.

#### **D. Building Materials and Colors**

- 1. All: Light reflectance values do not exceed eighty (80) percent for walls or fifty (50) percent for visible roofs.
- 2. All: Glazing is transparent or not more than ten percent (10%) tinted at the ground floor. Mirror glazing is not allowed on any floor.
- 3. All façade materials, such as siding, window types, and architectural details, used on the street-facing façade are used on all other building façades that are visible from the public right-of-way.

#### **E. Site Landscaping**

- 1. Setback areas are completely dedicated to landscaping and pedestrian areas, except for the minimum necessary driving aisles.

#### **§11.91.004 Review Authority.**

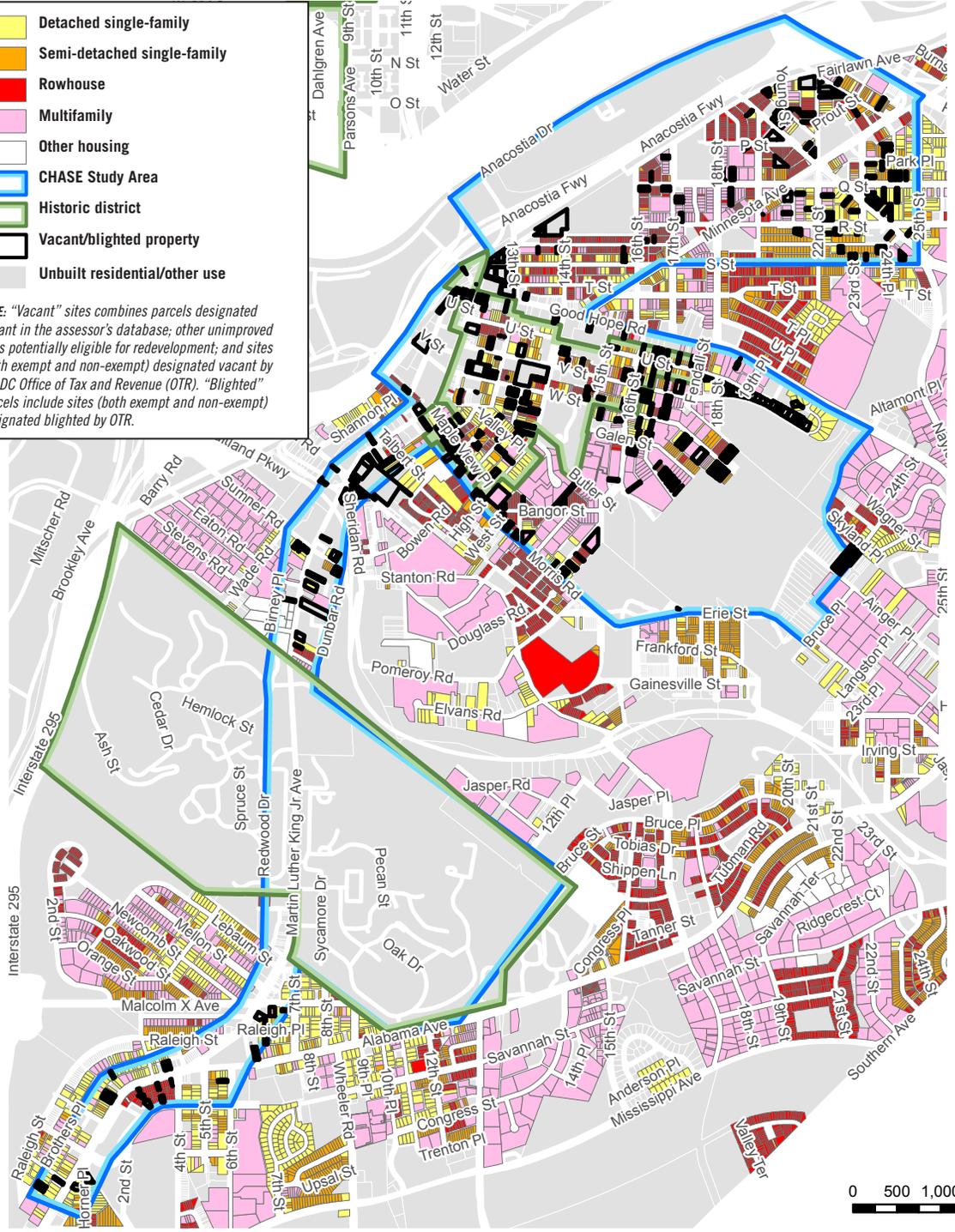
Development projects that are subject to the requirements of this chapter shall be reviewed in accordance with the requirements of Chapter 11.6.14 (Design Review).

# APPENDIX

# HOUSING INVENTORY

- Detached single-family
- Semi-detached single-family
- Rowhouse
- Multifamily
- Other housing
- CHASE Study Area
- Historic district
- Vacant/blighted property
- Unbuilt residential/other use

*NOTE: "Vacant" sites combines parcels designated vacant in the assessor's database; other unimproved sites potentially eligible for redevelopment; and sites (both exempt and non-exempt) designated vacant by the DC Office of Tax and Revenue (OTR). "Blighted" parcels include sites (both exempt and non-exempt) designated blighted by OTR.*



2025

ARCHITECTURAL STYLES DESIGN MANUAL



*City of La Cañada Flintridge*

Community Development Department

3/26/2025



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# Architectural Styles

## Introduction

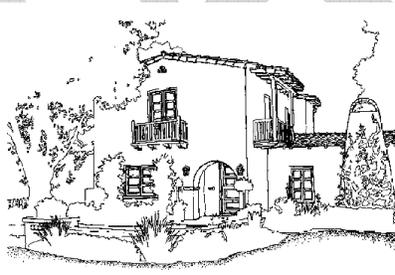
The architectural styles in this design manual are carefully chosen based on the prevalent architectural styles in La Cañada Flintridge and include the following styles:

1. Spanish Colonial Revival Style
2. Mediterranean/Italian Renaissance Style
3. Monterey Period Revival Style
4. Craftsman Style
5. Tudor Style
6. Colonial Revival Style
7. Cape Cod Style

**Eclectic Style:** A mix of styles to create an eclectic style that incorporates elements from various historical styles to create a new and original style is acceptable as long as the styles are visually cohesive, fit together seamlessly, and use compatible materials and colors.

The following sections identify key architectural attributes of each style.

## Spanish Colonial Revival Style



Source: Flickr - Steven Martin, HDR Creme – Bob1140

### Description

Spanish colonial architectural style, prominent from the late 15th to the early 19th centuries during the period of Spanish colonization in the Americas, represents a blend of Spanish architectural traditions with indigenous influences and local materials. This style is prevalent in many regions that were part of the Spanish Empire, including parts of the United States (particularly California, Texas, Florida, and the Southwest), Mexico, Central America, and South America.

### Overall Building Design

- Simple, practical layouts, often organized around a central courtyard or patio.
- Buildings typically have a low, sprawling appearance.
- Open-air courtyards providing light, ventilation, and a social space within the building.



- Indoor-outdoor continuity of patios and terraces

#### *Roofs*

- Distinctive red clay tiles arranged in a low-pitched gable or flat configuration tile parapet cap.
- Eaves that extend beyond the walls to provide shade and protection from the elements.
- Interior ceilings often feature exposed wooden beams.

#### *Walls*

- Walls are thick in appearance.
- Use of adobe bricks and stucco finishes, offering durability and a smooth, whitewashed appearance.
- Often painted white or light colors to reflect sunlight.
- Wing wall as needed or accent side walls.

#### *Articulation and Decorative Elements*

- Decorative iron grilles, railings, and lanterns.
- Colorful ceramic tiles used for flooring, stair risers, and fountains.
- Ornate stucco work around windows and doors.

#### *Windows and Doors*

- Use of arches in doorways and windows for an elegant, traditional look.
- Robust, often carved wooden doors with metal hardware.
- Large focal window on front façade
- Smaller windows to minimize heat from direct sunlight, often with wooden shutters or iron grilles.

#### *Materials and Colors*

- Adobe bricks, clay tiles, and locally sourced wood.
- Predominantly white or light-colored exteriors to reflect heat, with natural earth tones for other elements.
- Vibrant ceramic tiles for decorative purposes, adding bursts of color to the predominantly muted color palette.
- Replacement of natural materials with similar looking and durable simulated materials is acceptable.

## Mediterranean/Italian Renaissance Style



Source: Flickr – [architecturalstyles.org](http://architecturalstyles.org), [istockphoto.com](http://istockphoto.com)

The Mediterranean/Italian Renaissance architectural style is an influential architectural movement that emerged during the Renaissance period, primarily in Italy, and spread to various parts of Europe and the Mediterranean region. This style is characterized by its emphasis on symmetry, proportion, geometry, and the regularity of parts as they are demonstrated in the architecture of classical antiquity. Below are the key features of this architectural style:

### Overall Building Design

- Symmetrical facades and floor plans, reflecting a sense of balance and order.
- Use of mathematical ratios to achieve ideal proportions and harmony in design.
- Often large and imposing structures, including palaces, villas, and churches.

### Roofs

- Low-pitched hipped roof or flat roofs with wide overhanging eaves.
- Terracotta roof tiles- a characteristic of the Mediterranean region.
- Incorporation of domes and cupolas, particularly in ecclesiastical and public buildings.

### Walls

- Stucco or stone walls, often with a smooth finish.
- Rusticated stone blocks on the lower levels for a solid appearance.
- Decorative painting techniques, including frescoes and murals, often adorn the walls.

### Articulation and Decorative Elements

- Use of classical columns and pilasters (Doric, Ionic, and Corinthian orders) for decorative and structural purposes.
- Semi-circular arches and single- or double-barrel vaults.
- Rich decoration, including sculptural reliefs, friezes, and cornices.
- Entrance area usually accented by small classical columns or pilasters.

### Windows and Doors

- Symmetrically placed to enhance the overall balance of the design.
- Rounded and arched windows, often with elaborate surrounds.
- Upper story windows are often smaller and less elaborate than ground floor windows.

- Large, often intricately carved wooden doors, sometimes with metal accents.

### Materials and Colors

- Stone, terracotta, and wood.
- Earthy colors and pastel shades, reflecting the natural surroundings.
- Decorative tiles, particularly in flooring and staircases.
- Replacement of natural materials with similar looking and durable simulated materials is acceptable.

## Monterey Period Revival Style



Source: Flickr – [idesignarch.com](https://www.flickr.com/photos/idesignarch/), [houzz.com](https://www.houzz.com)

The Monterey Period Revival architectural style is a distinctive blend of Spanish Colonial and American Colonial influences, originating in California in the mid-19th century and experiencing a revival in the early 20th century. This style is characterized by its combination of traditional Spanish design elements with features borrowed from the American East Coast colonial architecture, creating a unique and picturesque aesthetic.

### Overall Building Design

- Typically, two stories, emphasizing verticality.
- Simple, rectangular floor plans often centered around a courtyard or patio.

### Roofs

- Gabled or low-pitched roofs, often covered with red clay tiles or shingles with central hipped dormer.
- Overhanging eaves provide shade and protection against the elements.

### Walls

- First floors usually feature stucco walls, while upper floors often use wood siding, reflecting the blend of Spanish and American influences.
- Stucco finishes are typically smooth and whitewashed.

### Articulation and Decorative Elements

- Prominent wooden balconies on the second floor, often cantilevered and supported by large wooden brackets.

- Decorative wrought iron railings and grilles add a traditional Spanish touch.
- Square or rounded columns with simple capitals
- Large chimneys

#### Windows and Doors

- Windows with multiple panes, often double-hung or casement styles, reflecting American Colonial influence.
- Wooden shutters, typically functional and decorative, are common on windows.
- Large, solid wooden doors with decorative ironwork.

#### Materials and Colors

- Use of both stucco and wood, creating a contrast between the heavy, solid lower floors and lighter upper stories.
- Predominantly earth tones for stucco, with natural wood finishes and occasionally pastel accents for trim and details.
- Replacement of natural materials with similar looking and durable simulated materials is acceptable.

### Craftsman Style



Source: Pinterest, [advanceshousingplans.com](http://advanceshousingplans.com)

The Craftsman architectural style, which emerged in the late 19th and early 20th centuries, is a distinctively American architectural movement that emphasizes handcrafted artistry, natural materials, and a strong connection to the surrounding environment. Originating from the Arts and Crafts movement, which advocated for traditional craftsmanship and simple forms, the Craftsman style became particularly popular through the work of architects like Greene and Greene.

#### Overall Building Design

- Horizontal emphasis on design and low-pitched roofs.
- Open, flowing spaces with minimal separation between rooms, creating a sense of spaciousness and connectivity.

#### Roofs

- Low-pitched, gabled roofs with wide overhanging eaves.
- Exposed rafters and decorative brackets under the eaves.

### Walls

- Natural materials like wood and stone, often with shingled or clapboard siding.
- Exterior colors tend to be earthy tones, such as browns, greens, and grays, to blend with natural surroundings.
- Exposed brick foundation

### Articulation and Decorative Elements

- Woodwork and intricate joinery.
- Stained glass, handcrafted tile, and decorative metalwork.
- Brick chimneys

### Windows and Doors

- Double-hung windows with multiple small panes in the upper sash, often arranged in groups.
- Prominent front porches supported by thick, tapered columns or pedestals that extend to the ground.
- Sturdy wooden doors often feature small, rectangular windows or glass panels with decorative mullions.

### Materials and Colors

- Natural and locally sourced materials like wood, stone, and brick.
- Warm, natural color palette that includes rich woods and soft, earthy hues.
- Replacement of natural materials with similar looking and durable simulated materials is acceptable.

## Tudor Style



Source: [geography.org.uk](http://geography.org.uk), [dreamstime.com](http://dreamstime.com)

The Tudor architectural style, which originated in England during the Tudor period (1485–1603), is characterized by its distinctive medieval elements combined with Renaissance influences. This style became popular in the United States in the early 20th century as part of the Tudor Revival movement, known for its charming, picturesque appearance reminiscent of English country cottages and grand manor houses.

### Overall Building Design

- Irregular, asymmetrical layout with varying roof heights and complex floor plans.



- Steep pitched roofs, often with multiple gables and dormers, creating a dynamic roofline.
- Large, elaborate chimneys are a signature feature, often with decorative chimney pots.

### *Roofs*

- High-pitched gabled roofs are common, often with intersecting gables and eaves.
- Slate or shingles roofing.

### *Walls*

- Decorative half-timbering with the spaces between the timbers filled with stucco, brick, or stone.
- Lower portions of the walls are often made from brick (standard or clinker) or stone, providing a sturdy base and rich textural contrast.
- Upper stories frequently use stucco or plaster, often painted white or in light colors to contrast with the dark timbering.

### *Articulation and Decorative Elements*

- Front doors are often arched and embellished with heavy wood and iron hardware.
- Use of medieval-inspired detailing such as carved wooden elements, leaded glass windows, and stone mullions.
- Projecting bay windows and smaller oriel windows (which extend from the upper stories)

### *Windows and Doors*

- Tall, narrow windows, often casement-style, with multiple panes of glass separated by lead or wooden muntins.
- Decorative leadlight windows with intricate patterns, sometimes featuring stained glass.
- Sturdy, paneled wooden doors with iron studs and decorative hinges.

### *Materials and Colors*

- Natural materials such as timber, stone, and brick (standard or clinker) to create a rustic, earthy appearance.
- Dark timber framing contrasted against light-colored infill materials
- Predominantly earth tones for bricks and stones, with warm, natural hues.
- Replacement of natural materials with similar looking and durable simulated materials is acceptable.

## Colonial Revival Style



Source: Flickr – Steven Martin, Chirs Mayer

The Colonial Revival architectural style, which gained popularity in the United States during the late 19th and early 20th centuries, is characterized by its homage to the early American colonial architecture of the 17th and 18th centuries. This style draws inspiration from Georgian, Federal, Dutch Colonial, and Cape Cod architecture, emphasizing symmetry, classic detailing, and a sense of historical continuity.

### Overall Building Design

- Balanced, symmetrical front facade with a centered door and evenly spaced windows.
- Simple, rectangular floor plans that are often two to three stories high.
- Gabled or hipped, with a moderate to steep pitch.
- Classical prominent porch

### Roofs

- Traditional gable or hip roof styles with dormers often added to increase attic space and light.
- Shingle or slate roofing mimicking the materials used in colonial times.

### Walls

- Brick or wood siding often painted in white or muted colors.
- Horizontal clapboard siding is a common feature, particularly for wood-sided homes.
- May feature stone foundation.

### Articulation and Decorative Elements

- Use of classical elements such as columns, pilasters, and pediments, particularly around entryways.
- Decorative dentil molding and other intricate woodwork are often found along the roofline and around windows and doors.
- Wide fascia boards
- Front doors are often paneled and may include transoms and sidelights.

### Windows and Doors

- Typically, double-hung with multiple small panes, often six-over-six or nine-over-nine configurations.
- Functional or decorative shutters.

- The main entrance is usually centered on the front facade, often accentuated with an elaborate surround, such as a portico or pediment.

### *Materials and Colors*

- Use of traditional materials like wood, brick, and stone
- Neutral colors such as white, cream, and muted earth tones
- Replacement of natural materials with similar looking and durable simulated materials is acceptable.

## Cape Cod Style



Source: certapro, architecturalteam.com. moving.com

The Cape Cod architectural style is a quintessential American home design that originated in the New England region during the 17th century. This style has become a timeless classic, known for its simplicity, practicality, and charming aesthetic. The Cape Cod style evolved from the early colonial homes built by English settlers, adapted to withstand the harsh weather conditions of the New England coast.

### *Overall Building Design*

- Symmetrical design with a central front door and evenly spaced windows.
- Steep pitched roofs and dormers to maximize living space under the roof.
- Simple, rectangular footprint to make efficient use of space and resources.

### *Roofs*

- Steeply pitched gable roofs made with wood shake roof material with large overhang.
- Dormer windows to provide additional light and space in the upper story.
- Dominant cornice molding below eaves

### *Walls*

- Clapboard or shingle siding often painted in traditional colors like white, gray, or natural wood tones.
- Exterior surfaces are generally plain and unadorned, emphasizing the style's straightforward, functional nature.

### *Articulation and Decorative Elements*

- The Cape Cod style is known for its minimal decorative elements, focusing instead on functional design.



- Use of simple, functional shutters are common and add to the structure's charm.

#### *Windows and Doors*

- Double-hung with multiple panes, often arranged in a six-over-six configuration.
- Centrally located front door, sometimes flanked by simple pilasters or a modest pediment.
- Windows are symmetrically placed around the central front door, enhancing the balanced appearance.

#### *Materials and Colors*

- Use of locally available materials like wood for siding and shingles, reflecting the resourcefulness of early settlers.
- Neutral or muted colors such as white, gray, or natural wood, often accented with dark shutters.
- Large central chimney made of brick is a common feature, reflecting the importance of a central hearth for heating.
- Replacement of natural materials with similar looking and durable simulated materials is acceptable.

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# Definitions

## Alcove

A small, recessed section or arched opening.



Source: buechel stone

## Arbor

An ornamental archway covered in vines or climbing plants.



Source: veranda.com

## Awning

A projecting secondary structure attached to the exterior wall of a building which is designed to provide shade and shelter above a window, a door, or above the area along a sidewalk.



Source: generalawnings.com

## Clinker Bricks

Clinker bricks are denser, heavier, and more irregular than standard bricks. Clinkers are water-resistant and durable but have higher thermal conductivity than more porous red bricks, lending less insulation to climate-controlled structures.



Source: W Meinhart

### Casement

A window that has a hinge on one side, allowing it to crack open in an outward direction for ventilation.



Source: [debesto.com](http://debesto.com)

### Clapboard Siding

Wooden siding of a building in the form of horizontal boards, often overlapping.



Source: <https://www.emmonsroofing.com/>

### Cornice

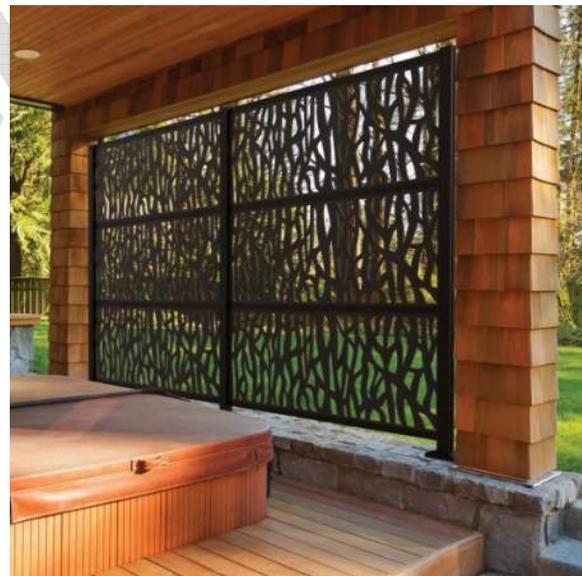
Any projecting element that crowns an architectural feature, such as a doorway.



Source: [haddonstone.com](http://haddonstone.com)

### Decorative Grillwork

Decorative grating of metal, wood, stone, or other material used as a screen, divider, barrier, or as a purely decorative element.



Source: [contemporist.com](http://contemporist.com)

### Dormer

A roofed structure that projects out from the sloped roof of a building and typically contains windows.



Source: *The Spruce*

### Double Hung Windows

While a single-hung window has one fixed, or non-operable, sash and one operable, or moveable, sash, a double-hung window has two operable, or moveable, sashes.



Source: <https://www.authenticwindow.com/>

### Eaves

The edges of a roof that extend beyond the face of a wall. They serve both functional and aesthetic purposes.



Source: <https://www.nycrenovators.com/>

### Fascia

A vertical frieze or band under a roof edge, or which forms the outer surface of a cornice.



Source: <https://www.wizehomedirect.com/>

### Gabled Dormer

A dormer that has a gable roof and protrudes from an existing roof, creating additional space and allowing sunlight to shine in.



Source: <https://www.familyhandyman.com/>

### Gable Roof

The generally triangular portion of a wall between the edges of intersecting roof pitches.



Source: <https://www.atozroofingdenver.com/>

### Hipped Dormer

A structure that projects out from the sloped roof of a building on which the roof slope downward to the walls on all sides.



Source: GAMCO Remodeling

### Hip Roof

A roof where all four sides of the roof slope downwards from the peak



Source: Study.com

### Mullions and Muntins

Mullions are vertical supports that sit between sashes in a window. They help maintain the window's structure.

Muntins are the grids on the glass that give the appearance of individual panes. However, they don't offer any structural support.



Source: <https://www.checktrade.com/>

### Oriel Windows

A bay window located above the first floor of a building and is typically supported by a cantilever or corbels.



Source: Scotia Windows and Doors

### Parapet

A low protective wall along the edge of a roof, bridge, or balcony. The extension of an exterior building wall above the roof structure.



Source: Michael Baker International

### Pediment

Triangular gable forming the end of the roof slope over a portico, doorway, or window.



Source: ADFoamShapes.com

### Pilaster

Upright architectural member that is rectangular in plan. It serves both structural and decorative purposes.



Source: <https://stock.adobe.com/>

### Portico

A porch leading to the entrance of a building, or extended as a colonnade, with a roof structure over a walkway, supported by columns or enclosed by walls.



Source: <https://www.houzz.com/>

### Sidelights

A design element typically installed beside a door or entryway. It consists of glass panels supported by a wood or metal frame.



Source: [trudoor.com](http://trudoor.com)

### Structural Bays

Structural Bays are the spaces between posts, columns, or buttresses along the length of a building.



Source: <https://www.pinterest.com/>

### Transom and Transom Window

Transom is a transverse horizontal structural beam or bar that separates a door from a window above it.

Transom windows are rectangular or semicircular windows installed above a door or another window.



Source: <https://www.pellabranh.com/>



Feb 25, 2026

City of Hayward  
777 B Street  
Hayward, CA 94541

Re: Proposed Housing Development Project at 24041 Amador Street

By email: [cityclerk@hayward-ca.gov](mailto:cityclerk@hayward-ca.gov)

Cc: [Jeremy.Lochirco@hayward-ca.gov](mailto:Jeremy.Lochirco@hayward-ca.gov); [Michael.Lawson@hayward-ca.gov](mailto:Michael.Lawson@hayward-ca.gov);  
[Miriam.Lens@hayward-ca.gov](mailto:Miriam.Lens@hayward-ca.gov); [Ana.Alvarez@hayward-ca.gov](mailto:Ana.Alvarez@hayward-ca.gov)

Dear Hayward Planning Commission,

The California Housing Defense Fund (“CalHDF”) submits this letter to remind the City of its obligation to abide by all relevant state laws when evaluating the proposed 58-unit housing development project at 24041 Amador Street, which includes 4 very low-income units and one moderate income unit. These laws include the Housing Accountability Act (“HAA”), the Density Bonus Law (“DBL”), and AB 130.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subd. (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would or reduce the project’s density unless, again, such written findings are made. (*Ibid.*) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA’s ambit, and it complies with local zoning code and the City’s general plan. Increased density, concessions, and waivers that a project is entitled to under the DBL (Gov. Code, § 65915) do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA (Gov. Code, § 65589.5, subd. (j)(3)). The HAA’s protections therefore apply, and the City may not reject the project except based on health and safety standards, as outlined above. Furthermore, if the City rejects the project or impairs its feasibility, it must conduct “a thorough analysis of the economic, social, and environmental effects of the action.” (*Id.* at subd. (b).)

CalHDF also writes to emphasize that the DBL offers the proposed development certain protections. The City must respect these protections. In addition to granting the increase in

2201 Broadway, PH1, Oakland, CA 94612  
[www.calhdf.org](http://www.calhdf.org)

residential units allowed by the DBL, the City must not deny the project the proposed waivers and concessions with respect to minimum 10 foot side setback, vertical breaks, minimum open space per unit, minimum open space amenities, and water meters. If the City wishes to deny requested waivers, Government Code section 65915, subdivision (e)(1) requires findings that the waivers would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. If the City wishes to deny requested concessions, Government Code section 65915, subdivision (d)(1) requires findings that the concessions would not result in identifiable and actual cost reductions, that the concessions would have a specific, adverse impact on public health or safety, or that the concessions are contrary to state or federal law. The City, if it makes any such findings, bears the burden of proof. (Gov. Code, § 65915, subd. (d)(4).) Of note, the DBL specifically allows for a reduction in required accessory parking in addition to the allowable waivers and concessions. (*Id.* at subd. (p).) Additionally, the California Court of Appeal has ruled that when an applicant has requested one or more waivers and/or concessions pursuant to the DBL, the City “may not apply any development standard that would physically preclude construction of that project as designed, even if the building includes ‘amenities’ beyond the bare minimum of building components.” (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 775.)

Furthermore, the project is eligible for a statutory exemption from CEQA pursuant to AB 130 (Pub. Res. Code, § 21080.66). Caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to grant a project a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.)

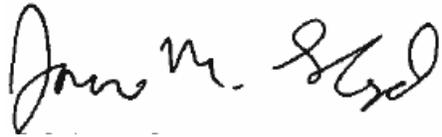
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state’s homelessness crisis; it will increase the city’s tax base; it will bring new customers to local businesses; and it will reduce displacement of existing residents by reducing competition for existing housing. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the City to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at [www.calhdf.org](http://www.calhdf.org).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dylan Casey', with a long horizontal flourish extending to the right.

Dylan Casey  
CalHDF Executive Director

A handwritten signature in black ink, appearing to read 'James M. Lloyd', with a long horizontal flourish extending to the right.

James M. Lloyd  
CalHDF Director of Planning and Investigations



---

2/25/2026

City of Hayward Planning Commission  
777 B Street  
Hayward, CA 94541

Re: 24041 Amador Street Project; Vesting Tentative Tract Map No. 8757, Site Plan Review, and Density Bonus Application (TM-25-0004)

Dear Planning Commissioners,

We are pleased to submit this letter of support for the proposed housing development project at 24041 Amador Street. YIMBY Law is a 501(c)(3) non-profit corporation whose mission is to increase the accessibility and affordability of housing in California.

When complete, this project will consist of 58 residential townhouse-style condominium units on a 2.4-acre site in the Santa Clara neighborhood. We concur with staff's assessment that the project is consistent with all applicable objective standards and should be approved. The project will redevelop an underutilized, vacant office building into much-needed housing, including five units restricted to very low- and moderate-income households.

Under the State Density Bonus Law (Gov. Code § 65915), a developer may propose unlimited waivers of development standards that would have the effect of physically precluding construction of a qualifying project at the densities or with the concessions or incentives permitted by the law. The applicant is entitled to a 37.5% density bonus for providing five affordable units and incorporating universal design features. To accommodate this density, the applicant has requested four waivers: from side setback requirements, vertical break requirements, open space square footage, and open space amenity points, as well as one concession for a master water meter.

Once a project qualifies for a density bonus, State law provides that the City may deny a requested waiver only if it would have a specific, adverse impact upon health or safety, would have an adverse impact on a historic resource, or would be contrary to State or Federal law. In this context, specific adverse impact "means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or

safety standards, policies, or conditions as they existed on the date the application was deemed complete." As staff's report correctly notes, none of these circumstances exist, and therefore the City must grant the requested waivers and the concession.

The Housing Accountability Act (HAA), in Gov. Code § 65589.5(j), limits a municipality's ability to deny or condition for lower density a housing development project that complies with objective standards. The City may only disapprove the project or impose conditions that would reduce density if necessary to avoid a significant, quantifiable, direct, and unavoidable impact to public health or safety, and there is no feasible method to mitigate those impacts other than disapproval or lower density. As the staff report demonstrates, with the requested waivers, the project complies with all objective General Plan and Zoning Ordinance standards. Furthermore, the HAA specifies that the receipt of a density bonus does not constitute a valid basis on which to find a proposed housing development project is inconsistent with an applicable plan or standard.

The project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66 (the "AB 130 infill housing exemption"). The project is on a site less than 20 acres, dedicates more than two-thirds of its square footage to residential use, and is consistent with all applicable general plan and zoning ordinances, as modified by the density bonus waivers. Accepting Density Bonus Waivers does not render the project noncompliant with those local plans. As an urban infill site that is not an environmentally sensitive area and does not require the destruction of historic structures, the project meets all criteria for this exemption. We also note that the City completed the required tribal consultation with no requests for consultation.

The Legislature has made numerous amendments to California Housing Law to provide increased clarity and certainty for both municipalities and housing providers. Based on these laws, the project is subject only to the objective standards that were in effect on the date the preliminary application was deemed complete (June 10, 2025). The project is entitled to the requested waivers under Density Bonus law, and with those waivers, the project is consistent with all applicable objective standards. The evidence in the record would not justify the City's denial of the project or the imposition of conditions that would reduce density. Disapproval of the project or approval with conditions that would render the project infeasible at the proposed density would contravene State law.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

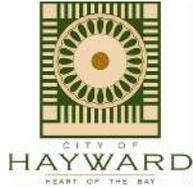
Sincerely,

2261 Market Street STE 10416, San Francisco, CA 94114

*Sonja Trauss*

Sonja Trauss  
Executive Director  
YIMBY Law

## **Staff Responses to Commissioners' Questions**



## Questions from Planning Commissioners

February 26, 2026 Meeting

ITEM # 1	QUESTION	STAFF RESPONSE
PH-26-005	Can sub-meters adequately accomplish the goal of water conservation?	Yes, the sub-meters allow the homeowners to monitor and manage their water consumption.
PH-26-005	It looks like building #1 does not have any private open space. Is that correct? If so, does staff have any concerns about having an entire building with no private open space?	<p>All the units within Building #1 have a 15.5 by 4.9-foot deck on the second floor (Attachment IV, Sheet A-2). In accordance with HMC Section 10-1.204 (l)(4)(a), private open space shall have no dimension less than 5 feet to count towards the overall open space requirement. This is why they are not shown on the open space calculations on Sheet L-3 of Attachment IV.</p> <p>Staff are not concerned regarding the smaller private open space proposed for Building #1. When the City updated its objective standards in 2023, the community outreach demonstrated a desire for more communal open space than private open space.</p>
PH-26-005	Is it correct that the first affordable house will be built in phase three?	Yes. This is common in townhouse-style developments since they sequence buildings to efficiently stage and complete construction. This is especially true because the City requires the affordable units be dispersed throughout the project site rather than clustered in a single location.

**Questions from the Public**

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